



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
01	WOOD FRAME 100				
02	WOOD FRAME 100				
30	VINYL 100				
03	GABLE/HIP 100				
13	GALVALUM 100				
05	DRYWALL 100				
14	CARPET 70				
10	LAMINATED 30				
04	AIR DUCTED 100				
03	CENTRAL 100				
3	100				
2	100				
1.1	100				
00	N/A 100				
0	100				
03	AVERAGE				
0200	MOBILE HOME				
5	MKT AREA	08			
000	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,568	100	1994	1,568	62,751
DCK	156	10	1994	16	641
DCK	112	10	2018	11	440
TOTALS	1,836			1,595	63,832

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MOBILE HOM	100% - 2013		78.47	125,160	1994	1994	0	0	49.00	51.00	
Heated Area: 1568 HX Base Yr 2013												
48 CAROLINA CT, CRAWFORDVILLE												
BLD DATE		12/12/2017		MMJT		LGL DATE				12/12/2017		MMJT
XF DATE		12/12/2017		MMJT		LAND DATE						
INC DATE						AG DATE						

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		63,832	
TOTAL MARKET OB/XF VALUE		2,687	
TOTAL LAND VALUE - MARKET		30,000	
TOTAL MARKET VALUE		96,519	
SOH/AGL Deduction		52,789	
ASSESSED VALUE		43,730	
TOTAL EXEMPTION VALUE		25,000	
BASE TAXABLE VALUE		18,730	
TOTAL JUST VALUE		96,519	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		82,162	
XFOB.			
MM 5 YR CK, PU NEW TRV, DEMO XFOB, PU			
5 YR PRCL CK, CHG RCVR, NEW TRAV			
REMOVE N IN RNWL FIELD, ADDED PERSON AS JTRS			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
18913	N/A	0	09/22/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1074/0541	5/25/2018	WD	U	I	30	100
GRANTOR: VAILLANCOURT MICHAELA						
GRANTEE: VAILLANCOURT MICHAEL						
0887/0204	5/16/2012	QC	U	I	11	100
GRANTOR: MALOFF PEGGY ANNE & B						
GRANTEE: VAILLANCOURT MICHAEL						

EXTRA FEATURES															
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0130	FIRE PLACE	0	100 0 0	1.00	UT	1,300.00	1,300.00	100	2002	2002	3	59	767	
2	0213	CONCRETE P	0	100 20 16	320.00	SF	6.00	6.00	100	2018	2018	3	100	1,920	
3	0625	PORT WD UT	0	100 12 8	96.00	SF	0.00	0.00	100	2021	2021	3	93	0	
TOTAL OB/XF													2,687		

BUILDING NOTES												
BAS=[YR=1994] W56 S28 E30 DCK=[YR=2018] W14 S8 E14 N8\$ E26												
DCK=[YR=1994] E13 N12 W13 S12\$ N28\$.												

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000201	C	MH	100		RR1	0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000								