

LAKE ELLEN SHORES PHASE I
 LOT 6 OR 141 P 572
 OR 144 P 649 OR 238 P 254

LEWIS ZEB MATEO
 48 LAKE ELLEN SHORES
 CRAWFORDVILLE, FL 32327

2024

24-4S-02W-164-02077-A06

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
07	PIER BLOCK 100				
02	WOOD FRAME 100				
30	VINYL 100				
03	GABLE/HIP 100				
13	GALVALUM 100				
05	DRYWALL 100				
08	SHT VINYL 50				
14	CARPET 50				
13	HEAT PUMP 100				
13	HEAT PUMP 100				
	3 100				
	2 100				
1.	1. 100				
00	N/A 100				
	0 100				
03	AVERAGE				
0200	MOBILE HOME				
5	MKT AREA		08		
164.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	2001	1,620	79,097
DCK	140	10	2001	14	684
DCK	21	10	2013	2	98
USP	128	50	2001	64	3,125
TOTALS	1,909			1,700	83,002

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% - 2024		78.75	133,875	2000	2004	0	0	38.00	62.00
Heated Area: 1620 HX Base Yr 2024											
48 LAKE ELLEN SHORES DR, CRAWFORDVILLE											
BLD DATE	05/30/2019	MMJT	LGL DATE	05/30/2019	MMJT						
XF DATE	05/30/2019	MMJT	LAND DATE	05/30/2019	MMJT						
INC DATE			AG DATE								

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		83,002	
TOTAL MARKET OB/XF VALUE		2,379	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		135,381	
SOH/AGL Deduction		0	
ASSESSED VALUE		135,381	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		85,381	
TOTAL JUST VALUE		135,381	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		75,673	
INCR EYB 2000-2004 ROOF OVER OB23-290 CC 6/9/2023			
H5 - MARRIAGE CERT OR 1347 P 61, NEED SPOUSE INFO			
DC OR 1319 P 81 WILLIAM PORTER			
5 YR PRCL CK, CHG RCVR, QUAL, TRAV			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB23-000290	ROOF OVER/METAL-C		06/15/2023
027458	DWMH	0	02/13/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1319/0083	6/16/2023	WD Q	Q	I	01	152,700
GRANTOR: PORTER DOROTHY						
GRANTEE: LEWIS ZEB MATEO						
0996/0393	4/06/2016	WD Q	Q	I	01	57,500
GRANTOR: WILLS HERBERT & MARJO						
GRANTEE: PORTER WILLIAM & DO						

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	100	2000	2000	3	57	741	
2	0620	WOOD UTL B	0	100	12	12	144.00	SF	6.00	100	2001	2001	3	20	173	
3	0700	PORT BLDG	0	100	8	10	80.00	SF	8.00	100	2001	2001	3	58	371	
4	0810	UNFINISH S	0	100	12	8	96.00	SF	19.00	100	2003	2003	3	60	1,094	
TOTAL OB/XF 2,379																

BUILDING NOTES											
BAS=[YR=2001] W50 USP=[YR=2001] E16 N8 DCK=[YR=2001] S8 E14 N12 W7 S4 W7\$ W16 S8\$W10 S27 E48 DCK=[YR=2013] W7 S3 E7 N3\$ E12 N27\$.											

BUILDING DIMENSIONS											
BAS=[YR=2001] W50 USP=[YR=2001] E16 N8 DCK=[YR=2001] S8 E14 N12 W7 S4 W7\$ W16 S8\$W10 S27 E48 DCK=[YR=2013] W7 S3 E7 N3\$ E12 N27\$.											

LAND DESCRIPTION												TOTAL OB/XF 2,379												
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			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							