

25-2S-2W - 6.58 ACRES IN THE N
W 1/4 OF NW 1/4 OF SEC 25
OR 648/306 OR 1027-96

BILLELO VINCENT TRUSTEE/STEWART RYAN G WITH JTRS
PO BOX 772241
CORAL SPRINGS, FL 33076

2024

25-2S-02W-000-01420-000



ELEMENT		CD		CONSTRUCTION	
Foundation	01	WOOD	FRAME	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	30	VINYL	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	12	HARDWOOD	100		
Heating Type	04	AIR DUCTED	100		
Air Condition	03	CENTRAL	100		
Bedrooms		3	100		
Bathrooms		2	100		
Stories	1.	1.	100		
Class	00	N/A	100		
Units		0	100		
Quality	03	AVERAGE			
DOR CODE	2800 PARKING/MH PARK				
MAP NUM	2	MKT AREA	11		
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	2014	924	39,119
DCK	16	10	2014	2	85
DCK	48	10	2014	5	212
TOTALS	988			931	39,415

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
3	MOBILE HOM	0%	- 2024	78.40	72,990	1997	1997	0	0	46.00	54.00
Heated Area: 924 HX Base Yr											
32 SANDY ACRES CIR, CRAWFORDVILLE											
BLD DATE	08/12/2020	RTFR	LGL DATE	08/12/2020	RTFR						
XF DATE	08/12/2020	RTFR	LAND DATE	08/12/2020	RTFR						
INC DATE			AG DATE								

WAKULLA COUNTY PROPERTY				PAGE 1 of 4	3	
VALUATION BY				STANDARD		
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE				132,607		
TOTAL MARKET OB/XF VALUE				40,984		
TOTAL LAND VALUE - MARKET				55,930		
TOTAL MARKET VALUE				229,521		
SOH/AGL Deduction				0		
ASSESSED VALUE				229,521		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				229,521		
TOTAL JUST VALUE				229,521		
NCON VALUE				0		
INCOME VALUE				0		
PREVIOUS YEAR MKT VALUE				194,996		
PRMT CK, PU MH.						
EB REQUEST CHECK MH SITE TO 7 REMOVE PD 50						
CERT OF CORRECTION R210172						
COA PER NCOA REPORT						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
B24-000062	MH-CO		01/30/2024			
B23-001097	Mobile Home Pre-I		10/12/2023			
23000672	MH-CO	0	05/08/2023			
18001061	MH-CO	0	10/19/2018			
18000230	ELEC	0	03/06/2018			
17000437	ELECTRIC	0	03/29/2017			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1304/0816	3/14/2023	WD	Q	I	01	320,000
GRANTOR: MONTGOMERY MELISSA E						
GRANTEE: BILLELO VINCENT TRU						
1108/0075	4/30/2019	QC	U	I	11	100
GRANTOR: MONTGOMERY MELISSA E						
GRANTEE: MONTGOMERY MELISSA						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2014] W52 DCK=[YR=2014] E4 N4 W4 S4\$ W14 S14 E47						
DCK=[YR=2014] W8 S6 E8 N6\$ E19 N14\$.						

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	0900	MH SITE	0	0	0	0	7.00	UT	5,000.00	5,000.00	100	1997	1997	3	100	35,000	
2	0700	PORT BLDG	0	0	10	8	80.00	SF	8.00	8.00	100	2014	2014	3	82	525	
3	0955	PRIVACY FE	0	0	0	0	90.00	LF	15.00	15.00	100	2020	2020	3	97	1,310	
4	0955	PRIVACY FE	0	0	0	0	24.00	LF	15.00	15.00	100	2012	2012	3	70	252	
5	0625	PORT WD UT	0	0	14	10	140.00	SF	6.00	6.00	100	2018	2018	3	80	672	
6	0700	PORT BLDG	0	0	14	10	140.00	SF	8.00	8.00	100	2014	2014	3	82	918	
7	0625	PORT WD UT	0	0	12	10	120.00	SF	6.00	6.00	100	2016	2016	3	72	518	
8	0625	PORT WD UT	0	0	8	6	48.00	SF	6.00	6.00	100	2014	2014	3	62	179	
9	0700	PORT BLDG	0	0	10	10	100.00	SF	8.00	8.00	100	2016	2016	3	86	688	
12	0700	PORT BLDG	0	0	20	8	160.00	SF	8.00	8.00	100	2009	2009	3	72	922	

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	002810	C	MH PARK	0			0.00	0.00	6.58	AC		1.00	1.00	1.00	8,500.00	8,500.00	55,930							

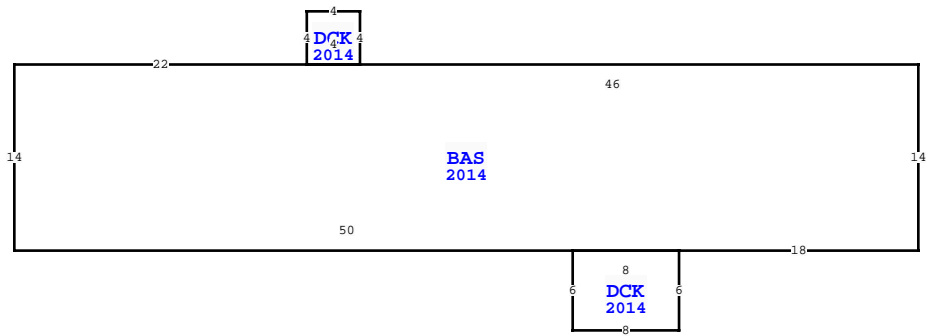
25-2S-2W - 6.58 ACRES IN THE N
W 1/4 OF NW 1/4 OF SEC 25
OR 648/306 OR 1027-96

BILLELO VINCENT TRUSTEE/STEWART RYAN G WITH JTRS
PO BOX 772241
CORAL SPRINGS, FL 33076

2024

25-2S-02W-000-01420-000


ELEMENT		CD		CONSTRUCTION	
Foundation	01	WOOD	FRAME	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	26	AL	SIDING	100	
Roof Structur	03	GABLE	HIP	100	
Roof Cover	02	ROLL	COMP	100	
Interior Wall	05	DRYWALL	70		
Interior Wall	06	CUST	PANEL	30	
Interior Floor	12	HARDWOOD	80		
Interior Floor	14	CARPET	20		
Heating Type	04	AIR	DUCTED	100	
Air Condition	03	CENTRAL	100		
Bedrooms		2	100		
Bathrooms		2	100		
Stories	1.	1.	100		
Class	00	N/A	100		
Units		0	100		
Quality	03	AVERAGE			
DOR CODE	2800		PARKING/MH PARK		
MAP NUM	2	MKT AREA	11		
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	952	100	2014	952	30,468
DCK	16	10	2014	2	64
DCK	48	10	2014	5	160
TOTALS	1,016			959	30,692

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0200	02	959	114.3000	80.01	76,730	1984	1984	0	0	60.00	40.00
4 MOBILE HOM 0% - 2024 Heated Area: 952 HX Base Yr											
											
BLD DATE	08/12/2020	RTFR	LGL DATE	08/12/2020	RTFR	AG DATE	08/12/2020	RTFR			
XF DATE	08/12/2020	RTFR	AG DATE								
INC DATE											

WAKULLA COUNTY PROPERTY				PAGE 2 of 4	3	
VALUATION BY				STANDARD		
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE				132,607		
TOTAL MARKET OB/XF VALUE				40,984		
TOTAL LAND VALUE - MARKET				55,930		
TOTAL MARKET VALUE				229,521		
SOH/AGL Deduction				0		
ASSESSED VALUE				229,521		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				229,521		
TOTAL JUST VALUE				229,521		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				194,996		
5 YR PRCL CH N/C-RT						
CORRECTION.						
TAX BILL - TCO UPDATED TAX BILL PER ADDRESS						
CORRECTION R200120 CORRECT OWNERSHIP ON 2020						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
2014137	MH SET-UP-CO	0	02/19/2014			
2014138	MH SET-UP-CO	0	02/19/2014			
2012716	RE-ROOF	0	10/22/2012			
2011649	MECH	0	09/19/2011			
2011623	MH SET UP-CO	0	09/08/2011			
2009972	MECH	0	12/10/2009			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1304/0816	3/14/2023	WD Q	Q	I	01	320,000
GRANTOR: MONTGOMERY MELISSA E						
GRANTEE: BILLELO VINCENT TRU						
1108/0075	4/30/2019	QC U	I	11		100
GRANTOR: MONTGOMERY MELISSA E						
GRANTEE: MONTGOMERY MELISSA						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2014] W46 DCK=[YR=2014] E4 N4 W4 S4\$ W22 S14 E50						
DCK=[YR=2014] W8 S6 E8 N6\$ E18 N14\$.						

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
32 SANDY ACRES CIR, CRAWFORDVILLE																
TOTAL OB/XF 0																

LAND DESCRIPTION												TOTAL OB/XF												0				
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				

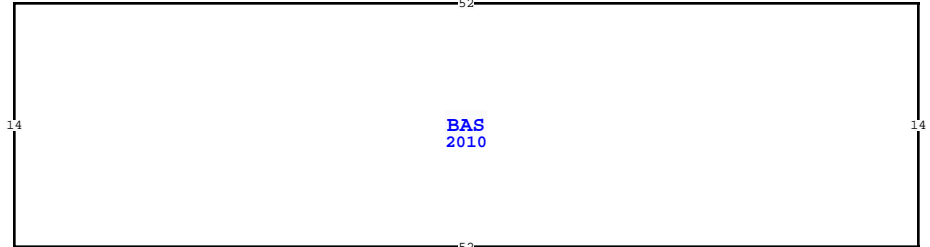
25-2S-2W - 6.58 ACRES IN THE N
W 1/4 OF NW 1/4 OF SEC 25
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PO BOX 772241
CORAL SPRINGS, FL 33076

2024

25-2S-02W-000-01420-000


ELEMENT		CD		CONSTRUCTION	
Foundation	01	WOOD	FRAME	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	30	VINYL	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	12	HARDWOOD	80		
Interior Floo	02	MIN PLYWD	20		
Heating Type	04	AIR DUCTED	100		
Air Condition	02	WINDOW	100		
Bedrooms		2	100		
Bathrooms		1	100		
Stories	1.	1.	100		
Class	00	N/A	100		
Units		0	100		
Quality	03	AVERAGE			
DOR CODE	2800 PARKING/MH PARK				
MAP NUM	2	MKT AREA		11	
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	728	100	2010	728	37,813
TOTALS	728			728	37,813

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
5	MOBILE HOM	0%	- 2024		54,018	0	2008	0	0	30.00	70.00	
				Heated Area: 728			HX Base Yr					
												
				32 SANDY ACRES CIR, CRAWFORDVILLE	BLD DATE	08/12/2020	RTFR	LGL DATE				
					XF DATE	08/12/2020	RTFR	LAND DATE	08/12/2020	RTFR		
					INC DATE			AG DATE				

WAKULLA COUNTY PROPERTY				PAGE 3 of 4	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				132,607		
TOTAL MARKET OB/XF VALUE				40,984		
TOTAL LAND VALUE - MARKET				55,930		
TOTAL MARKET VALUE				229,521		
SOH/AGL Deduction				0		
ASSESSED VALUE				229,521		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				229,521		
TOTAL JUST VALUE				229,521		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				194,996		
ADDED MKTPR TO AG LAND						
CORR ACREAGE						
1-3, PU CORR TRAV, DEL MH'S & PU ON CORR PRCL						
5 YR PRCL CH, DEL XFOB LN 4-14, PU XFOB LN						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
2009525	MECH	0	06/19/2009			
2009520	SWMH-CO	0	06/18/2009			
2008828	REROOF-MTL	0	09/25/2008			
20071079	REPLC SERV POLE	0	08/03/2007			
20051404	SWMH-CO	0	01/11/2005			
32213	RENOV	0	08/11/2004			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1304/0816	3/14/2023	WD	Q	I	01	320,000
GRANTOR: MONTGOMERY MELISSA E						
GRANTEE: BILLELO VINCENT TRU						
1108/0075	4/30/2019	QC	U	I	11	100
GRANTOR: MONTGOMERY MELISSA E						
GRANTEE: MONTGOMERY MELISSA						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2010] W52 S14 E52 N14\$.						

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
32 SANDY ACRES CIR, CRAWFORDVILLE																
TOTAL OB/XF 0																

LAND DESCRIPTION												TOTAL OB/XF												0			
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			

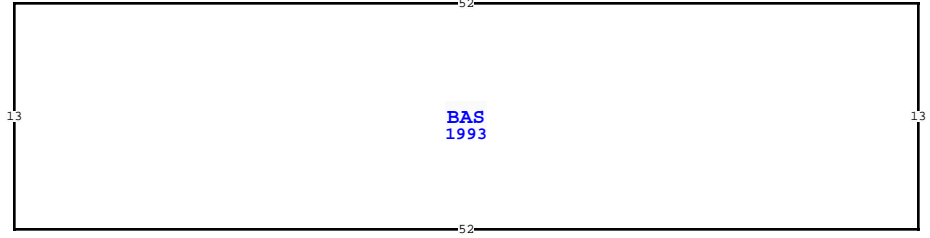
25-2S-2W - 6.58 ACRES IN THE N
W 1/4 OF NW 1/4 OF SEC 25
OR 648/306 OR 1027-96

BILLELO VINCENT TRUSTEE/STEWART RYAN G WITH JTRS
PO BOX 772241
CORAL SPRINGS, FL 33076

2024

25-2S-02W-000-01420-000


ELEMENT		CD		CONSTRUCTION	
Foundation	01	WOOD	FRAME	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	26	AL	SIDING	100	
Roof Structur	03	GABLE	HIP	100	
Roof Cover	01	MINIMUM		100	
Interior Wall	05	DRYWALL		100	
Interior Floo	12	HARDWOOD		100	
Heating Type	04	AIR	DUCTED	100	
Air Condition	03	CENTRAL		100	
Bedrooms		2		100	
Bathrooms		1		100	
Stories	1.	1.		100	
Class	00	N/A		100	
Units		0		100	
Quality	03	AVERAGE			
DOR CODE	2800 PARKING/MH PARK				
MAP NUM	2	MKT AREA		11	
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	676	100	1993	676	24,687
TOTALS	676			676	24,687

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
6 MOBILE HOM	0%	2024									
			Heated Area: 676			HX Base Yr					
											
BLD DATE		08/12/2020		RTFR		LGL DATE					
XF DATE		08/12/2020		RTFR		LAND DATE		08/12/2020 RTFR			
INC DATE											

32 SANDY ACRES CIR, CRAWFORDVILLE

WAKULLA COUNTY PROPERTY				PAGE 4 of 4	3
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE				132,607	
TOTAL MARKET OB/XF VALUE				40,984	
TOTAL LAND VALUE - MARKET				55,930	
TOTAL MARKET VALUE				229,521	
SOH/AGL Deduction				0	
ASSESSED VALUE				229,521	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				229,521	
TOTAL JUST VALUE				229,521	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				194,996	
MH SITE					
5 YR PRCL CH, MH WAS PLACED ON EXISTING					
SPLIT OUT 6.58 AC TO PRCL 01420-003					
COA PER WAK TCO					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
32144	DWMH	0	07/26/2004		
31804	SWMH	0	05/11/2004		
29689	SWMH	0	12/23/2002		
028196	N/A	0	09/10/2001		
024186	MH	0	10/19/1998		
20143	N/A	0	10/30/1995		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1304/0816	3/14/2023	WD	Q	I	01	320,000
GRANTOR: MONTGOMERY MELISSA E						
GRANTEE: BILLELO VINCENT TRU						
1108/0075	4/30/2019	QC	U	I	11	100
GRANTOR: MONTGOMERY MELISSA E						
GRANTEE: MONTGOMERY MELISSA						

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
32 SANDY ACRES CIR, CRAWFORDVILLE																
TOTAL OB/XF 0																

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1993] W52 S13 E52 N13\$.

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