

MEDART MANOR OR 28 P 732 OR 1018 P 120
 BLOCK A LOT 7 OR 78 P 956

PLATT HANK
 48 ALASKA WAY
 CRAWFORDVILLE, FL 32327

2024

25-4S-02W-023-02149-000

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
01	WOOD FRAME 100				
02	WOOD FRAME 100				
30	VINYL 80				
19	COMMON BRK 20				
03	GABLE/HIP 100				
01	MINIMUM 50				
13	GALVALUM 50				
05	DRYWALL 70				
06	CUST PANEL 30				
07	VYL PLANK 100				
04	AIR DUCTED 100				
03	CENTRAL 100				
	3 100				
	2 100				
1.1	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	1,219	100	1997	1,219	60,373
DCK	24	10	2020	2	99
DCK	160	10	2020	16	793
TOTALS	1,403			1,237	61,264

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% - 2021		75.04	92,824	1997	2006	0	0	34.00	66.00
Heated Area: 1219			HX Base Yr 2021								

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE				61,264		
TOTAL MARKET OB/XF VALUE				292		
TOTAL LAND VALUE - MARKET				5,000		
TOTAL MARKET VALUE				66,556		
SOH/AGL Deduction				10,590		
ASSESSED VALUE				55,966		
TOTAL EXEMPTION VALUE				HX HB 30,966		
BASE TAXABLE VALUE				25,000		
TOTAL JUST VALUE				66,556		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				54,336		
VERIFIED PRCL CK FIELD CARD						
5 YR PRCL CK						
2021 HX APPLIED PLATT						
4, REMOVE SPCD - CHG EYB, CHG QUAL. CHG EYB						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
21000214	DECK-CO	0	03/02/2021			
20001139	RE ROOF	0	12/02/2020			
021797	N/A	0	01/23/1997			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1185/0267	12/11/2020	WD	Q	I	01	110,000
GRANTOR: DESILVA ANITA D & DUV						
GRANTEE: PLATT HANK						
1095/0293	12/14/2018	WD	Q	I	01	32,000
GRANTOR: LIVETICUS INVESTMENTS						
GRANTEE: DESILVA ANITA D & D						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=1997] W28 DCK=[YR=2020] E16 N10 W16 S10\$ W25 S23 E29						
DCK=[YR=2020] W6 S4 E6 N4\$ E24 N23\$.						

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	0700	PORT BLDG	0	100	8	8			8.00	100	2000	2000	3	57	292	

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	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	5,000.00	5,000.00	5,000							