26-3S-2W P-4-2-M-48
TRACT 5
CONT 7.35 AC M/L

JEH PROPERTIES LLC
242 TILLIS LANE
CRAWFORDVILLE, FL 32327

**2024**

**26-3S-02W-000-01623-002**

## BUILDING CHARACTERISTICS

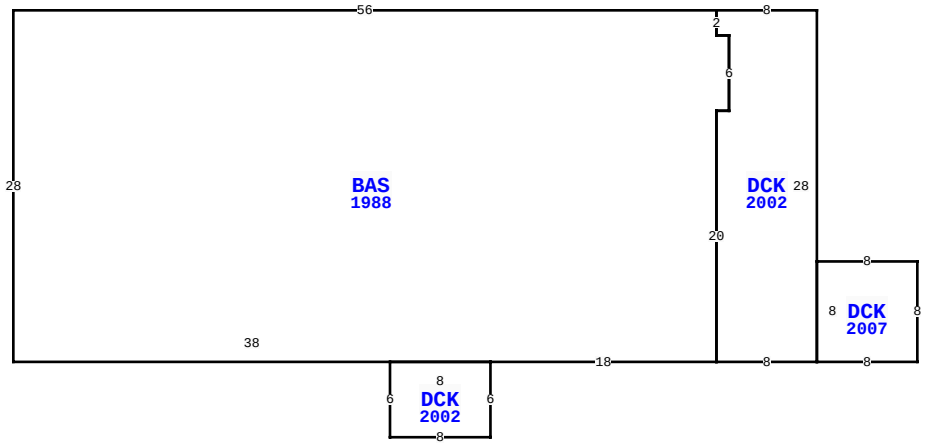
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Foundation | 01 | WOOD FRAME 100 |
| Frame | 02 | WOOD FRAME 100 |
| Exterior Wall | 26 | AL SIDING 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 13 | GALVALUM 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 02 | MIN PLYWD 100 |
| Heating Type | 01 | NONE 100 |
| Air Condition | 02 | WINDOW 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Class | 00 | N/A 100 |
| Units | | 0 100 |
| Quality | 02 | BELOW AVERAGE |
| DOR CODE | 0200 | MOBILE HOME |
| MAP NUM | 5 | MKT AREA 10 |
| NEIGHBORHOOD/LOC | 000 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,574 | 100 | 1988 | 1,574 | 37,285 |
| DCK | 48 | 10 | 2002 | 5 | 118 |
| DCK | 218 | 10 | 2002 | 22 | 521 |
| DCK | 64 | 10 | 2007 | 6 | 142 |
| TOTALS | 1,904 | | | 1,607 | 38,066 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0200 | 02 | 1,607 | 75.2000 | 52.64 | 84,592 | 1988 | 1988 | 0 | 0 | 0 | 55.00 | 45.00 |

1 MOBILE HOM 0% - 0 Heated Area: 1574 HX Base Yr




326 LOST CREEK LN, CRAWFORDVILLE

| | | | |
|---|---|---|---|
| BLD DATE | 03/20/2017 MMJT | LGL DATE | |
| XF DATE | 03/20/2017 MMJT | LAND DATE | 03/20/2017 MMJT |
| INC DATE | | AG DATE | |

## EXTRA FEATURES

| LN | 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 | 0620 | WOOD UTL B | 0 | 0 | 20 | 10 | 200.00 | SF | 6.00 | 6.00 | 100 | 2005 | 2005 | 3 | 24 | 288 | |
| 2 | 0130 | FIRE PLACE | 0 | 0 | 0 | 0 | 1.00 | UT | 1,300.00 | 1,300.00 | 100 | 1988 | 1988 | 3 | 45 | 585 | |
| 3 | 0700 | PORT BLDG | 0 | 0 | 20 | 12 | 240.00 | SF | 8.00 | 8.00 | 100 | 2007 | 2007 | 3 | 68 | 1,306 | |

## WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 38,066 |
| TOTAL MARKET OB/XF VALUE | 2,179 |
| TOTAL LAND VALUE - MARKET | 55,125 |
| TOTAL MARKET VALUE | 95,370 |
| SOH/AGL Deduction | 470 |
| ASSESSED VALUE | 94,900 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 94,900 |
| TOTAL JUST VALUE | 95,370 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 86,273 |

MH TITLE RETIRED - OR 1361 P 68

2022 HX DENIAL SENT

PKUP D/W RP 503547

REMOVE 2022 HX NO RESPONSE TO HQ LETTER

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 2007676 | A/C | 0 | 05/07/2007 |
| 2007599 | DWMH-CO | 0 | 04/26/2007 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1356/0430 | 4/08/2024 | WD | Q | I | 01 | 110,000 |
| GRANTOR: JOHNSON MABLE H | | | | | | |
| GRANTEE: JEH PROPERTIES LLC | | | | | | |
| 0716/0586 | 4/04/2007 | QC | Q | I | 02 | 100 |
| GRANTOR: KOELLIKER E/RODDENBER | | | | | | |
| GRANTEE: JOHNSON MABLE H | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

DCK=[YR=2002] W8 S2 E1 S6 W1 S20 BAS=[YR=1988] N20 E1 N6 W1 N2 W56 S28 E38 DCK=[YR=2002] W8 S6 E8 N6$ E18$ E8 DCK=[YR=2007] E8 N8 W8 S8$ N28$.

## LAND DESCRIPTION

TOTAL OB/XF 2,179

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH 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 | 0 | | | 0.00 | 0.00 | 7.35 | AC | | 1.00 | 1.00 | 1.00 | 7,500.00 | 7,500.00 | 55,125 | | | | | | | |

REVIEW DATE 05/24/2022 BY MMLA Total Acres: 7.35 Total Land Value: 55,125 Market: 0 Agricultural: 0 Common: 55,125 PRINTED 05/06/2026 BY SYS