26-3S-2W P-7-M-48
IN SE 1/4 OF SE 1/4
DB 60 P 385 OR 641 P 261

HAINES MAGGIE JOANNA
28 RAIL LN
CRAWFORDVILLE, FL 32327

2024

26-3S-02W-000-01628-000

BUILDING CHARACTERISTICS

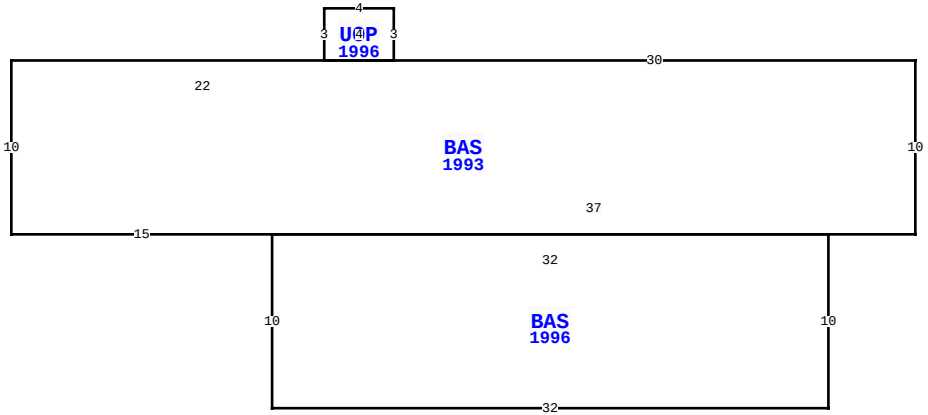
ELEMENT	CD	CONSTRUCTION
Foundation	01	WOOD FRAME 100
Frame	02	WOOD FRAME 100
Exterior Wall	26	AL SIDING 80
Exterior Wall	08	WD ON PLY 20
Roof Structur	02	SHED 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		1.5 100
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	520	100	1993	520	11,881
BAS	320	100	1996	320	7,311
UOP	12	25	1996	3	68
TOTALS	852			843	19,261

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	843	81.6000	57.12	48,152	1964	1964	0	0	0	60.00	40.00

1 MOBILE HOM 100% - 2017 Heated Area: 840 HX Base Yr 2017



28 RAIL LN, CRAWFORDVILLE

BLD DATE	03/17/2017	MMJT	LGL DATE		
XF DATE	03/17/2017	MMJT	LAND DATE	03/17/2017	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	100	18	12	216.00	SF	6.00	6.00	100	1980	1980	3	20	259	
2	0620	WOOD UTL B	0	100	12	10	120.00	SF	6.00	6.00	100	1980	1980	3	20	144	
3	0211	CONCRETE W	0	100	40	3	120.00	SF	6.00	6.00	100	1993	1993	3	20	144	
4	0050	CARPORT UN	0	100	27	18	486.00	SF	9.00	9.00	100	1980	1980	3	20	875	
5	0080	4' CHAINLI	0	100	0	0	436.00	LF	13.00	13.00	100	2010	2010	3	43	2,437	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		19,261
TOTAL MARKET OB/XF VALUE		3,859
TOTAL LAND VALUE - MARKET		5,000
TOTAL MARKET VALUE		28,120
SOH/AGL Deduction		10,955
ASSESSED VALUE		17,165
TOTAL EXEMPTION VALUE	HX HB	17,165
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		28,120
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		24,302

MM 5 YR CK, CHG BLDG COMP, DEMO XFOB
AMENDED TRIM SENT TO NEW OWNER
5 YR PRCL CK. CHG RSTR.
ADD HX FOR 2017

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2008970	MECH	0	10/23/2009
2008242	ELEC UPGDE	0	03/17/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1120/0295	8/07/2019	LD	U	I	11	100
GRANTOR: HAINES MAGGIE JOANNA						
GRANTEE: HAINES MAGGIE JOANN						
1020/0551	12/21/2016	QC	U	I	11	100
GRANTOR: TYNER LENA SURVIVING						
GRANTEE: HAINES MAGGIE JOANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 UOP=[YR=1996] N3 W4 S3 E4$ W22 S10 E15
BAS=[YR=1996] S10 E32 N10 W32$ E37 N10$.

LAND DESCRIPTION

TOTAL OB/XF 3,859

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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	5,000.00	5,000.00	5,000							

REVIEW DATE 06/28/2022 BY MMLW Total Acres: 0.00 Total Land Value: 5,000 Market: 0 Agricultural: 0 Common: 5,000 PRINTED 05/06/2026 BY SYS