

LAKE ELLEN ESTATES UNIT 1
 BLOCK 2 LOTS 29,30,31,32,33,34
 OR 52 P 777 OR 86 P 513

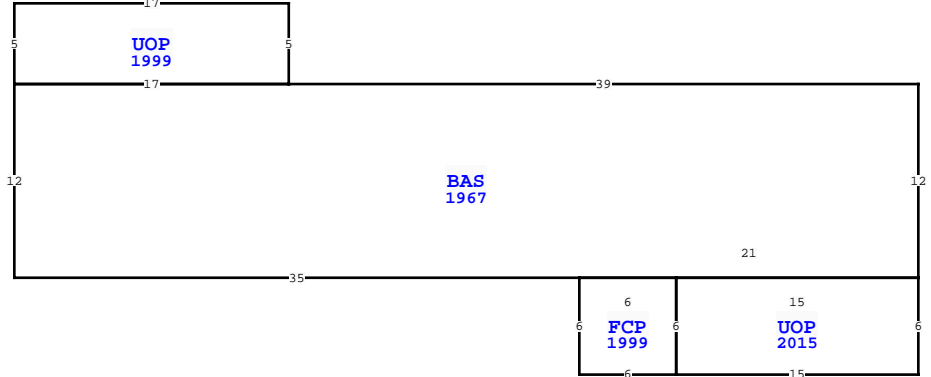
MSM 16, LLC
 5387 LAKE RD
 MONTICELLO, FL 32344

2024

26-4S-02W-022-02207-000

ELEMENT		CD		CONSTRUCTION	
Foundation	01	WOOD	FRAME	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	01	MINIMUM		100	
Roof Structur	03	GABLE/HIP		100	
Roof Cover	12	MODULAR MT		100	
Interior Wall	04	PLYWOOD		100	
Interior Floo	08	SHT VINYL		50	
Interior Floo	14	CARPET		50	
Heating Type	01	NONE		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	08	FAIR			
DOR CODE	0200	MOBILE HOME			
MAP NUM	5	MKT AREA		08	
NEIGHBORHOOD/LOC	22.00			1.25/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	1967	672	17,886
FCP	36	25	1999	9	240
UOP	85	25	1999	21	559
UOP	90	25	2015	22	586
TOTALS	883			724	19,270

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MOBILE HOM	0% - 0		66.54	48,175	1967	1967		0	60.00	40.00	Heated Area: 672 HX Base Yr	



WAKULLA COUNTY PROPERTY				PAGE 1 of 2	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				47,333		
TOTAL MARKET OB/XF VALUE				1,786		
TOTAL LAND VALUE - MARKET				45,000		
TOTAL MARKET VALUE				94,119		
SOH/AGL Deduction				46,783		
ASSESSED VALUE				47,336		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				47,336		
TOTAL JUST VALUE				94,119		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				48,159		
JS 5YR CK PU DCKS 6/9/2023						
MM DEMO 1959 MH PU NEW SWMH CH EYB 1992-1997						
CORR DIM XFOB LN 4						
& CARD 2						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
22000361	MH-CO	0	05/19/2022			
21001228	MH DEMO - CC	0	11/19/2021			
024115	ELECT	0	09/29/1998			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1085/0143	9/06/2018	WD	U	I	11	100
GRANTOR:MCBRIDE MICHAEL B & S						
GRANTEE:MSM 16, LLC						
1064/0759	3/01/2018	WD	Q	I	01	32,500
GRANTOR:BRAND JERRY W						
GRANTEE:MCBRIDE MICHAEL B &						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=1967] W39 UOP=[YR=1999] N5 W17 S5 E17\$ W17 S12 E35 FCP=[YR=1999] S6 E6 N6 W6\$ E21 UOP=[YR=2015] W15 S6 E15 N6\$ N12\$.						

EXTRA FEATURES														83 FRANKLIN DR, CRAWFORDVILLE		
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	0050	CARPORT UN	0	0	10	17			9.00	100	1989	1989	3	46	704	
2	0940	OPEN SHED	0	0	17	8			4.00	100	1989	1989	3	20	109	
3	0050	CARPORT UN	0	0	12	17			9.00	100	1989	1989	3	46	845	
4	0600	GRN HSE FA	0	0	10	8			4.00	100	1989	1989	3	20	51	
5	0620	WOOD UTL B	0	0	8	8			6.00	100	1998	1998	3	20	77	
TOTAL OB/XF 1,786																

LAND DESCRIPTION														TOTAL OB/XF 1,786										
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	0			58.00	100.00	1.00	LT		1.00	1.00	1.00	7,500.00	7,500.00	7,500							
2	000201	C	MH	0			50.00	100.00	3.00	LT		1.00	1.00	1.00	7,500.00	7,500.00	22,500							
3	000201	C	MH	0			50.00	130.00	1.00	LT		1.00	1.00	1.00	7,500.00	7,500.00	7,500							
4	000201	C	MH	0			50.00	91.00	1.00	LT		1.00	1.00	1.00	7,500.00	7,500.00	7,500							

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 BLOCK 2 LOTS 29,30,31,32,33,34
 OR 52 P 777 OR 86 P 513

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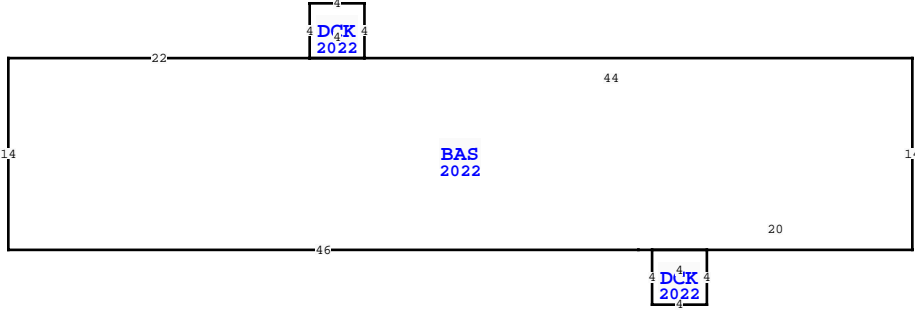
2024

26-4S-02W-022-02207-000



BUILDING CHARACTERISTICS	
ELEMENT	CD
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	N/A 100
Interior Floor	10 LAMINATED 80
Interior Floor	07 VYL PLANK 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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0200	02	928	64.0000	56.00	51,968	1992	1997	0	0	0	46.00	54.00
3 MOBILE HOM 0% - 0 Heated Area: 924 HX Base Yr												



WAKULLA COUNTY PROPERTY		PAGE 2 of 2	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
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TOTAL MARKET VALUE	94,119		
SOH/AGL Deduction	46,783		
ASSESSED VALUE	47,336		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	47,336		
TOTAL JUST VALUE	94,119		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	48,159		

5 YR PRCL CH, DEL XFOB LN 6-10, PU MH CARD 1			
OWNERS PER BH			
COC TO ADD 2 MH FOR 2017 ADDED BACK FOR NEW			
CORR SPELLING OF OWNER NAME			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1085/0143	9/06/2018	WD U	I	I	11	100
GRANTOR:MCBRIDE MICHAEL B & S						
GRANTEE:MSM 16, LLC						
1064/0759	3/01/2018	WD Q	I	I	01	32,500
GRANTOR:BRAND JERRY W						
GRANTEE:MCBRIDE MICHAEL B &						

Quality	02 BELOW AVERAGE				
DOR CODE	0200 MOBILE HOME				
MAP NUM	5 MKT AREA 08				
NEIGHBORHOOD/LOC	22.00 1.25/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	2022	924	27,942
DCK	16	10	2022	2	60
DCK	16	10	2022	2	60
TOTALS	956			928	28,063

83 FRANKLIN DR, CRAWFORDVILLE

BLD DATE	04/02/2018	RTSR	LGL DATE	
XF DATE	04/02/2018	MMSR	LAND DATE	04/02/2018
INC DATE			AG DATE	

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2022;ORIG=0,0] W44 W22 S14 E46 E20 N14 \$			
DCK=[YR=2022;ORIG=-44,0] E4 N4 W4 S4 \$			
DCK=[YR=2022;ORIG=-19,14] S4 E4 N4 W4 \$			

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

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	