

LAKE ELLEN ESTATES UNIT 1  
 BLOCK 6 LOT 34 & 35  
 OR 85 P 530 & OR 86 P 818

MCLEAN AMY J  
 12 LAKE ELLEN DR  
 CRAWFORDVILLE, FL 32327

2024

26-4S-02W-022-02359-033



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	08	SHT VINYL	50		
Interior Floo	14	CARPET	50		
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	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	1,152	100	2000	1,152	54,616
DCK	40	10	2006	4	190
DCK	40	10	2006	4	190
DCK	64	10	2018	6	284
TOTALS	1,296			1,166	55,280

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0200	02	1,166	96.7500	84.66	98,714	1995	1999	0	0	44.00	56.00
1 MOBILE HOM			100% - 2024	Heated Area: 1152			HX Base Yr 2024				
BLD DATE	04/20/2018	MMJT	LGL DATE	04/20/2018	MMJT	LAND DATE	04/20/2018	MMJT			
XF DATE	04/20/2018	MMJT	AG DATE								
INC DATE											

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VALUATION BY				STANDARD		
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE				55,280		
TOTAL MARKET OB/XF VALUE				439		
TOTAL LAND VALUE - MARKET				15,000		
TOTAL MARKET VALUE				70,719		
SOH/AGL Deduction				6,916		
ASSESSED VALUE				63,803		
TOTAL EXEMPTION VALUE				HX HB 38,803		
BASE TAXABLE VALUE				25,000		
TOTAL JUST VALUE				70,719		
NCON VALUE				283		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				39,769		
INCR EYB 1995-1999 RE-ROOF B23-1038 CC 9/26/2023						
MM 5YR CK 6/30/23; PU DCK IN TRAV						
CERTIFIED MAIL RTND UTF						
2023 HX REMOVED COA NO REPLY H3						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
B23-001038	RE-ROOF-CC	0	09/19/2023			
30879	A/C	0	10/14/2003			
027039	DW/MH	0	10/03/2000			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1332/0241	9/29/2023	WD	Q	I	01	103,000
GRANTOR: KEITH PAULA L						
GRANTEE: MCLEAN AMY J						
1193/0246	2/16/2021	WD	Q	I	01	47,000
GRANTOR: MCCLENDON SHARON						
GRANTEE: KEITH PAULA L						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2000;ORIG=0,0] W48 S24 E38 E10 N24 \$						
DCK=[YR=2006;ORIG=-48,24] N8 W5 S8 E5 \$						
DCK=[YR=2006;ORIG=-10,24] W8 S5 E8 N5 \$						
DCK=[YR=2018;ORIG=-24,-8] E8 S8 W8 N8 \$						

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	0080	4' CHAINLI	0	100	0	0			13.00	100	2001	2001	3	20	208	
2	0955	PRIVACY FE	0	100	0	0			15.00	100	2009	2009	3	55	231	
TOTALS												1,166	55,280			

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	000201	C	MH	100			50.00	100.00	2.00	LT		1.00	1.00	1.00	7,500.00	7,500.00	15,000							