

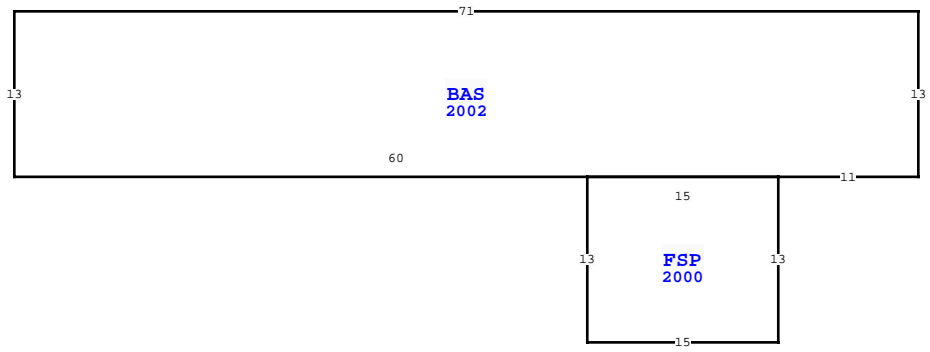
LAKE ELLEN PROPER BLOCK C
 LOTS 11 & 12 DB 48 P 272
 OR 128 P 70 OR 237 P 771

FINCHER JIM C/MCGREW BILLIE JO AS JTRS ETAL
 P O BOX 149
 SILVER CREEK, GA 30173

2024

26-4S-02W-108-02183-031


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	01	MINIMUM		100	
Interior Wall	05	DRYWALL		100	
Interior Floor	10	LAMINATED		100	
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	
Condition Adj	11	FAIR		100	
Quality	02	BELOW	AVERAGE		
DOR CODE	0200	MOBILE	HOME		
MAP NUM	5	MKT AREA		08	
NEIGHBORHOOD/LOC	108.00		1.25/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	923	100	2002	923	25,408
FSP	195	60	2000	117	3,221
TOTALS	1,118			1,040	28,629

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%	- 2024		56.18	58,427	1992	1992	0	0	51.00	49.00	
Heated Area: 923 HX Base Yr													
													
32 MERWYN DR, CRAWFORDVILLE													
BLD DATE	03/29/2018	MMSS	LGL DATE	03/29/2018	MMSS	LAND DATE	03/29/2018	MMSS					
XF DATE	03/29/2018	MMSS	AG DATE										
INC DATE													

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY				STANDARD	
VALUATION BY	Tax Group: 3			Tax Dist:	
BUILDING MARKET VALUE				28,629	
TOTAL MARKET OB/XF VALUE				0	
TOTAL LAND VALUE - MARKET				15,000	
TOTAL MARKET VALUE				43,629	
SOH/AGL Deduction				0	
ASSESSED VALUE				43,629	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				43,629	
TOTAL JUST VALUE				43,629	
NCON VALUE				0	
INCOME VALUE				0	
PREVIOUS YEAR MKT VALUE				40,099	
MM 5YR CK 6/21/23; DEMO XFOB; MH CONDITION CHG TO					
CHG QUAL TO 02, PU FSP IN TRVS					
5 YR PRCL CK, CORR BEDS(2), CHG FLOOR TO 10					
ADD CHG PER TC					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
29628	SWMH	0	11/25/2002		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1295/0271	12/21/2022	TD	U	I	11	17,200
GRANTOR: WAKULLA COUNTY CLERK						
GRANTEE: FINCHER JIM C						
0955/0378	10/31/2014	WD	U	I	40	45,000
GRANTOR: TRIFECTA PROPERTY MAN						
GRANTEE: MCGREW ROBERT, BILL						

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

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2002] W71 S13 E60 FSP=[YR=2000] W15 S13 E15 N13\$ E11 N13\$.													

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
1	000201	C	MH	0			50.00	100.00	1.00	LT		1.00	1.00	1.00	7,500.00	7,500.00	7,500							
2	000000	C	VAC RES	0			50.00	100.00	1.00	LT		1.00	1.00	1.00	7,500.00	7,500.00	7,500							