

LAKE ELLEN PROPER
 BLOCK C LOT 15 THRU 26
 DB 48 P 272 OR 122 P 508

DICKSON JAMES/DICKSON NANCY
 17 JOHN DAVID DR
 CRAWFORDVILLE, FL 32327-4438

2024

26-4S-02W-108-02183-035

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	01	WOOD FRAME	100
Frame	02	WOOD FRAME	100
Exterior Wall	30	VINYL	100
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	07	VYL PLANK	30
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	03	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
BAS	1,620	100	2009
DCK	12	10	2009
DCK	12	10	2009
DCK	400	10	2023
TOTALS	2,044		

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0200	02	1,662	108.1000	94.59	157,209	2009	2015	0	0	16.00	84.00			
2 MOBILE HOM 0% - 0 Heated Area: 1620 HX Base Yr														
BLD DATE	04/12/2018		MMJT	LGL DATE										
XF DATE	04/12/2018		MMJT	LAND DATE	04/12/2018		MMJT							
INC DATE				AG DATE										

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				132,056		
TOTAL MARKET OB/XF VALUE				3,841		
TOTAL LAND VALUE - MARKET				67,500		
TOTAL MARKET VALUE				203,397		
SOH/AGL Deduction				74,464		
ASSESSED VALUE				128,933		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				128,933		
TOTAL JUST VALUE				203,397		
NCON VALUE				3,558		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				152,095		
2024 TRIM RTS - TEMP AWAY						
XFOB #1 CHG FROM 0040 TO 0620 BY JS; WIDTH & YR UP						
MM 5YR CK 6/14/23; +/- XFOBS; PU NEW TRAV						
2023 TRIM RETURNED COA						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
16000638	RE-ROOF-CO	0	06/28/2016			
2009884	MECH	0	11/02/2009			
2009835	DWMH-CO	0	10/14/2009			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1213/0024	6/08/2021	WD Q	Q	I	01	126,000
GRANTOR: WHITMAN MICHAEL WAYNE						
GRANTEE: DICKSON JAMES & NAN						
1200/0870	3/31/2021	WD Q	Q	I	01	107,900
GRANTOR: PROCHASKA EUNICE						
GRANTEE: WHITMAN MICHAEL WAY						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2009;ORIG=0,0] W60 S5 S22 E46 E14 N27 \$						
DCK=[YR=2009;ORIG=-60,5] N3 W4 S3 E4 \$						
DCK=[YR=2009;ORIG=-14,27] W3 S4 E3 N4 \$						
DCK=[YR=2023;ORIG=-60,-16] E25 S16 W25 N16 \$						

EXTRA FEATURES														TOTAL OB/XF		3,841	
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	0620	WOOD UTL B	0	0	21	22	462.00	SF	6.00	6.00	100	1992	2010	3	43	1,192	
3	0730	FINISHED O	0	0	21	10	210.00	SF	14.00	14.00	100	1992	1992	3	49	1,441	
4	0130	FIRE PLACE	0	0	0	0	1.00	UT	1,300.00	1,300.00	100	2009	2009	3	72	936	
9	0940	OPEN SHED	0	0	10	7	70.00	SF	4.00	4.00	100	2024	2022	AV	97	272	

LAND DESCRIPTION														TOTAL OB/XF										3,841	
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			0.00	0.00	6.00	LT		1.00	1.00	1.00	7,500.00	7,500.00	45,000								
2	000000	C	VAC RES	0			0.00	0.00	6.00	LT		1.00	1.00	0.50	7,500.00	3,750.00	22,500								