

LAKE ELLEN PROPER  
 BLOCK C LOT 29 & 30  
 DB 48 P 272 OR 80 P 941

FINCHER JIM C  
 P O BOX 149  
 SILVER CREEK, GA 30173

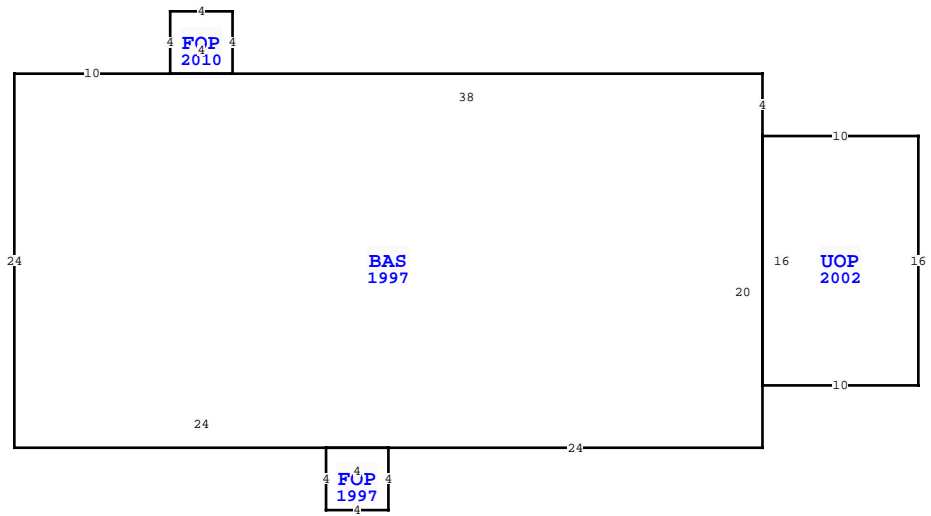
2024

26-4S-02W-108-02183-049



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	13	GALVALUM		100	
Interior Wall	04	PLYWOOD		50	
Interior Wall	05	DRYWALL		50	
Interior Floor	14	CARPET		80	
Interior Floor	11	CLAY TILE		20	
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	108.00	1.25/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1997	1,152	55,775
FOP	16	35	1997	6	290
FOP	16	35	2010	6	290
UOP	160	25	2002	40	1,937
TOTALS	1,344			1,204	58,292

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0200	02	1,204	104.4000	91.35	109,985	1992	1996	0	0	47.00	53.00		
1 MOBILE HOM 0% - 0 Heated Area: 1152 HX Base Yr													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			58,292
TOTAL MARKET OB/XF VALUE			378
TOTAL LAND VALUE - MARKET			15,000
TOTAL MARKET VALUE			73,670
SOH/AGL Deduction			28,127
ASSESSED VALUE			45,543
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			45,543
TOTAL JUST VALUE			73,670
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			48,266
MM 5YR CK 6/14/23; PU XFOB; CHG RCVR & INCR EYB TO			
5 YR PRCL CK, CHG QUAL			
PU CORR TRAV, CORR DIMENS & SF XFOB LN 1			
5 YR PRCL CH, PU FNDN & FRME, CORR INT, FLOOR			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071045	VINYL	0	07/24/2007
2007977	REROOF	0	07/09/2007
022264	N/A	0	05/14/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1162/0599	7/28/2020	WD Q	Q	I	01	16,500
GRANTOR: TRIFECTA PROPERTY MAN						
GRANTEE: FINCHER JIM C						
0880/0881	5/23/2012	WD U	I	12		15,000
GRANTOR: FLORIDA COMMERCE CRED						
GRANTEE: TRIFECTA PROPERTY M						

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	0700	PORT BLDG	0	0	10	8			8.00	100	2002	2002	3	59	378	
2	0635	PORT MTL U	0	0	12	10			0.00	100	2024	2022	AV	97	0	

33 JOHN DAVID DR, CRAWFORDVILLE

BLD DATE	04/12/2018	MMJT	LGL DATE	
XF DATE	04/12/2018	MMJT	LAND DATE	04/12/2018
INC DATE			AG DATE	

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1997] W38 FOP=[YR=2010] E4 N4 W4 S4\$ W10 S24 E24													
FOP=[YR=1997] W4 S4 E4 N4\$ E24 N20 UOP=[YR=2002] S16 E10 N16													
W10\$ N4\$.													

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	0			50.00	100.00	2.00	LT		1.00	1.00	1.00	7,500.00	7,500.00	15,000							