

ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
02	CONCR SLAB 100		
02	WOOD FRAME 100		
30	VINYL 100		
03	GABLE/HIP 100		
13	GALVALUM 100		
05	DRYWALL 100		
10	LAMINATED 70		
08	SHT VINYL 30		
03	FORCED AIR 100		
03	CENTRAL 100		
2	100		
1.	1.100		
00	N/A 100		
0	100		
03	AVERAGE		
0200	MOBILE HOME		
2	MKT AREA	11	
000	1.00/		
BAS	1,755	100	2018
UOP	188	25	2024
TOTALS	1,943		1,802 69,478

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HOM	100% - 2023		75.60	136,231	1994	1994	0	0	49.00	51.00
Heated Area: 1755			HX Base Yr 2023								
BLD DATE 09/06/2018 RTSR LGL DATE 09/06/2018 RTSR XF DATE 09/06/2018 RTSR LAND DATE 09/06/2018 RTSR INC DATE AG DATE											

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			69,478
TOTAL MARKET OB/XF VALUE			1,757
TOTAL LAND VALUE - MARKET			18,000
TOTAL MARKET VALUE			89,235
SOH/AGL Deduction			13,830
ASSESSED VALUE			75,405
TOTAL EXEMPTION VALUE	HX HB 13		75,405
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			89,235
NCON VALUE			3,569
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			69,744
JS 5YR CK PU XFOBS & UOP 1/17/2023			
5 YR PRCL CH, PU NEW TRAV			
5 YR PRCL CH, N/C			
5 YR PRCL CK, N/C			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000632	MH-CO	0	06/29/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1263/0112	4/22/2022	WD	Q	V	01	157,000
GRANTOR: PELTIER THOMAS C & TA						
GRANTEE: FAWCETT DUANE						
1072/0766	5/11/2018	QC	U	V	11	100
GRANTOR: JOHNSON ISHMAEL H III						
GRANTEE: PELTIER THOMAS C &						

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	0055	PORTABLE C	0	100	20	18			360.00	SF	2018	2019	AV	85	0	
2	0955	PRIVACY FE	0	100	0	0		15.00	15.00	100	2024	2019	AV	96	1,757	
3	0635	PORT MTL U	0	100	24	12		0.00	0.00	100	2024	2019	AV	85	0	

BUILDING NOTES	
157 SAN MARCOS DR, CRAWFORDVILLE	

BUILDING DIMENSIONS	
BAS=[YR=2018;ORIG=0,0] W65 S27 E65 N27 \$	
UOP=[YR=2024;ORIG=-29,27] S6 E10 S2 E16 N8 W26 \$	

LAND DESCRIPTION																								
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			0.00	0.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							