

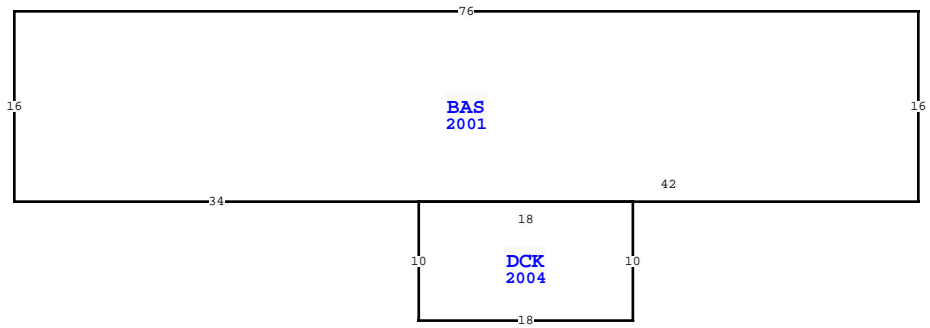
RIVER SINK
 BLOCK A LOTS 9 & 10
 OR 37 P 981 OR 73 P 215

CLARY JAMES L JR/CLARY NATALIE Y
 216 PIXIE CIR
 CRAWFORDVILLE, FL 32327

2024

29-2S-01W-051-04128-000


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
01	WOOD FRAME 100				
02	WOOD FRAME 100				
30	VINYL 100				
03	GABLE/HIP 100				
13	GALVALUM 100				
05	DRYWALL 100				
08	SHT VINYL 50				
14	CARPET 50				
04	AIR DUCTED 100				
03	CENTRAL 100				
	3 100				
	2 100				
1.	1. 100				
00	N/A 100				
	0 100				
03	AVERAGE				
0200	MOBILE HOME				
2	MKT AREA	11			
51.00		1.15/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	2001	1,216	69,855
DCK	180	10	2004	18	1,034
TOTALS	1,396			1,234	70,889

MARKET ADJUSTMENTS																												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																	
0200	02	1,234	111.5000	89.76	110,764	2001	2005	0	0	36.00	64.00																	
1 MOBILE HOM 100% - 2024 Heated Area: 1216 HX Base Yr 2024																												
																												
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>11/15/2017</th> <th>RTSR</th> <th>LGL DATE</th> <th></th> </tr> <tr> <th>XF DATE</th> <th>11/15/2017</th> <th>RTSR</th> <th>LAND DATE</th> <th>11/15/2017</th> </tr> <tr> <th>INC DATE</th> <th></th> <th></th> <th>AG DATE</th> <th></th> </tr> </thead> </table>														BLD DATE	11/15/2017	RTSR	LGL DATE		XF DATE	11/15/2017	RTSR	LAND DATE	11/15/2017	INC DATE			AG DATE	
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INC DATE			AG DATE																									

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		70,889	
TOTAL MARKET OB/XF VALUE		1,127	
TOTAL LAND VALUE - MARKET		40,000	
TOTAL MARKET VALUE		112,016	
SOH/AGL Deduction		0	
ASSESSED VALUE		112,016	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		62,016	
TOTAL JUST VALUE		112,016	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		69,488	
5YR CK JS INCR EYB 2001-2005 ROOF OVER			
COA PER TCO			
LN 3			
5 YR PRCL CH, CORR CODE XFOB LN 2, DEL XFOB			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
028237	SWMH	0	09/24/2001
18558	N/A	0	05/25/1994
18579	N/A	0	05/25/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1317/0438	6/15/2023	WD Q	Q	I	01	151,000
GRANTOR: MAJESTIC ACRES LLC						
1053/0786	11/14/2017	WD Q	Q	I	01	32,100
GRANTOR: CLARK JENNIFER N/K/A						
GRANTEE: MAJESTIC ACRES LLC						

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	0130	FIRE PLACE	0	100	0	0	1.00	UT	1,300.00	100	2001	2001	3	58	754	
2	0055	PORTABLE C	0	100	18	30	540.00	SF	3.00	100	2004	2004	3	23	373	
TOTALS														1,234	70,889	

BUILDING NOTES													
216 PIXIE CIR, CRAWFORDVILLE													

BUILDING DIMENSIONS													
BAS=[YR=2001] W76 S16 E34 DCK=[YR=2004] S10 E18 N10 W18\$ E42 N16\$.													

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			100.00	183.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							
2	000115	C	SFR ACRES	100			138.00	158.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							