RIVER SINK
BLOCK A LOT 22 OR 96 P 430
OR 97 P 894 OR 189 P 897

COOL SPRINGS LLC
2800 WILLIAMS RD
TALLAHASSEE, FL 32311

2024

29-2S-01W-051-04137-000

BUILDING CHARACTERISTICS

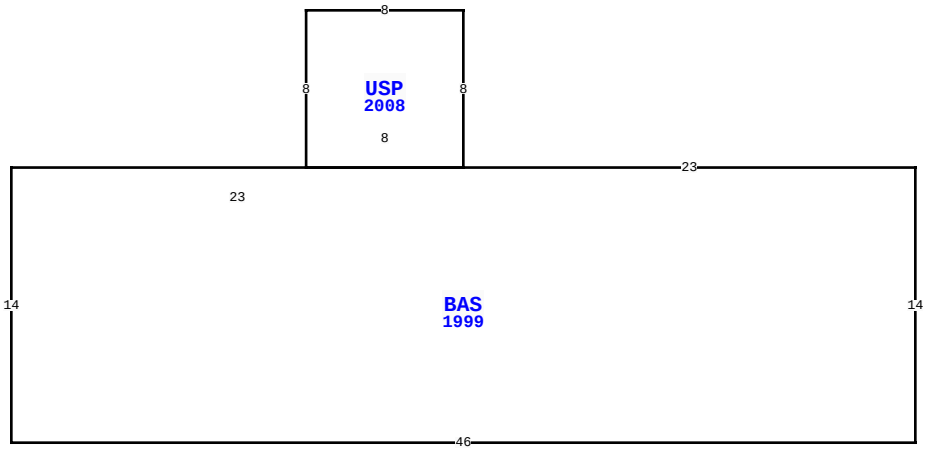
ELEMENT	CD	CONSTRUCTION
Foundation	01	WOOD FRAME 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	GALVALUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Class	00	N/A 100
Units		0 100
Quality	03	AVERAGE
DOR CODE	0200	MOBILE HOME
MAP NUM	2	MKT AREA 11
NEIGHBORHOOD/LOC	51.00	1.15/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	644	100	1999	644	33,240
USP	64	50	2008	32	1,651
TOTALS	708			676	34,892

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	676	114.5000	92.17	62,307	1999	1999	0	0	0	44.00	56.00

1 MOBILE HOM 0% - 0 Heated Area: 644 HX Base Yr



BLD DATE	11/15/2017	RTSR	LGL DATE	
XF DATE	11/15/2017	RTSR	LAND DATE	11/15/2017 RTSR
INC DATE			AG DATE	

134 PIXIE CIR, CRAWFORDVILLE

WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	34,892
TOTAL MARKET OB/XF VALUE	216
TOTAL LAND VALUE - MARKET	20,000
TOTAL MARKET VALUE	55,108
SOH/AGL Deduction	12,605
ASSESSED VALUE	42,503
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	42,503
TOTAL JUST VALUE	55,108
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	41,775

5 YEAR PRCL CH, N/C
5 YR PRCL CH, CHG RCVR
CHG MAIL.ADD.PER COA FROM TC
NEW TRAV

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16001307	MECH	0	12/27/2016
025882	MECH	0	11/03/1999
025595	SW MH	0	08/30/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1379/0536	9/24/2024	WD	Q	I	01	84,000
GRANTOR: FIRECRACKER HOLDINGS						
GRANTEE: COOL SPRINGS LLC						
0935/0217	3/06/2014	WD	U	I	12	14,500
GRANTOR: AMERIS BANK						
GRANTEE: FIRECRACKER HOLDING						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W23 USP=[YR=2008] N8 W8 S8 E8$ W23 S14 E46 N14$.

EXTRA FEATURES

LN	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	0210	CONCRETE D	0	0	20	9	180.00	SF	6.00	6.00	100	2000	2000	3	20	216	

LAND DESCRIPTION

TOTAL OB/XF 216

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

REVIEW DATE 04/20/2022 BY JSAK Total Acres: 0.00 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 04/01/2026 BY SYS