

RIVER SINK SUB
BLOCK B LOT 4
OR 282 P 625 & OR 279 P 780

MOSS KATHERINE R
33 PIXIE CIR
CRAWFORDVILLE, FL 32327

2024

29-2S-01W-051-04146-001



ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
01	WOOD FRAME 100		
02	WOOD FRAME 100		
30	VINYL 100		
03	GABLE/HIP 100		
05	COMP SHNGL 100		
03	DRYWALL 100		
08	SHT VINYL 50		
14	CARPET 50		
04	AIR DUCTED 100		
03	CENTRAL 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/		
BAS	1,248	100	1993
DCK	72	10	2006
DCK	88	10	2018
USP	165	50	1998
TOTALS	1,573		1,346

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0200	02	1,346	107.5000	86.54	116,483	1996	1996	0	0	0	47.00	53.00	
1 MOBILE HOM 100% - 2019 Heated Area: 1248 HX Base Yr 2019													
33 PIXIE CIR, CRAWFORDVILLE													
BLD DATE		11/15/2017		RTSR		LGL DATE				11/15/2017		RTSR	
XF DATE		11/15/2017		RTSR		LAND DATE				11/15/2017		RTSR	
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				61,736		
TOTAL MARKET OB/XF VALUE				3,917		
TOTAL LAND VALUE - MARKET				20,000		
TOTAL MARKET VALUE				85,653		
SOH/AGL Deduction				30,764		
ASSESSED VALUE				54,889		
TOTAL EXEMPTION VALUE				HX HB 29,889		
BASE TAXABLE VALUE				25,000		
TOTAL JUST VALUE				85,653		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				61,436		
ADDED SPOU SSN, RYAN BRANTLY						
5YR CK JS PU XFOB X3 PU DCK IN NEW TRAV						
NEED SPOUSE SS#						
INFO FOR HX						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
19000038	REROOF-CO	0	01/09/2019			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1094/0689	12/07/2018	WD Q	Q	I	01	56,000
GRANTOR: MUSGROVE PHILLIP W JR						
GRANTEE: MOSS KATHERINE R						
0629/0213	11/14/2005	WD Q	Q	I	01	66,000
GRANTOR: HOUSEHOLD FINANCE COR						
GRANTEE: PHILLIP M MUSGROVE						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=1993] W33 DCK=[YR=2018] E8 N11 W8 S11\$ USP=[YR=1998] N11 W15 S11 E15\$ W19 S24 E22 DCK=[YR=2006] W12 S6 E12 N6\$ E30 N24\$.						

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	0080	4' CHAINLI	0	100	0	200.00	LF	13.00	13.00	100	1997	1997	3	20	520	
2	0700	PORT BLDG	0	100	8	80.00	SF	8.00	8.00	100	1997	1997	3	54	346	
3	0940	OPEN SHED	0	100	8	64.00	SF	4.00	4.00	100	2008	2008	3	34	87	
4	0625	PORT WD UT	0	100	16	160.00	SF	0.00	0.00	100	2020	2020	3	89	0	
5	0625	PORT WD UT	0	100	10	100.00	SF	0.00	0.00	100	2020	2020	3	89	0	
6	0955	PRIVACY FE	0	100	0	208.00	LF	15.00	15.00	100	2018	2018	3	95	2,964	
TOTAL OB/XF														3,917		

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	185.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							