RIVER SINK SUBD
BLOCK B LOTS 6 & 7
OR 35 P 82 & OR 99 P 918

STOUT TERRI L
45 PIXIE CIRCLE
CRAWFORDVILLE, FL 32327

**2024**

**29-2S-01W-051-04147-000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Foundation | 01 | WOOD FRAME 100 |
| Frame | 02 | WOOD FRAME 100 |
| Exterior Wall | 01 | MINIMUM 100 |
| Roof Structur | 01 | FLAT 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Air Condition | 03 | CENTRAL 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Class | 00 | N/A 100 |
| Units | | 0 100 |
| Quality | 02 | BELOW AVERAGE |
| DOR CODE | 0200 | MOBILE HOME |

MAP NUM 2 MKT AREA 11

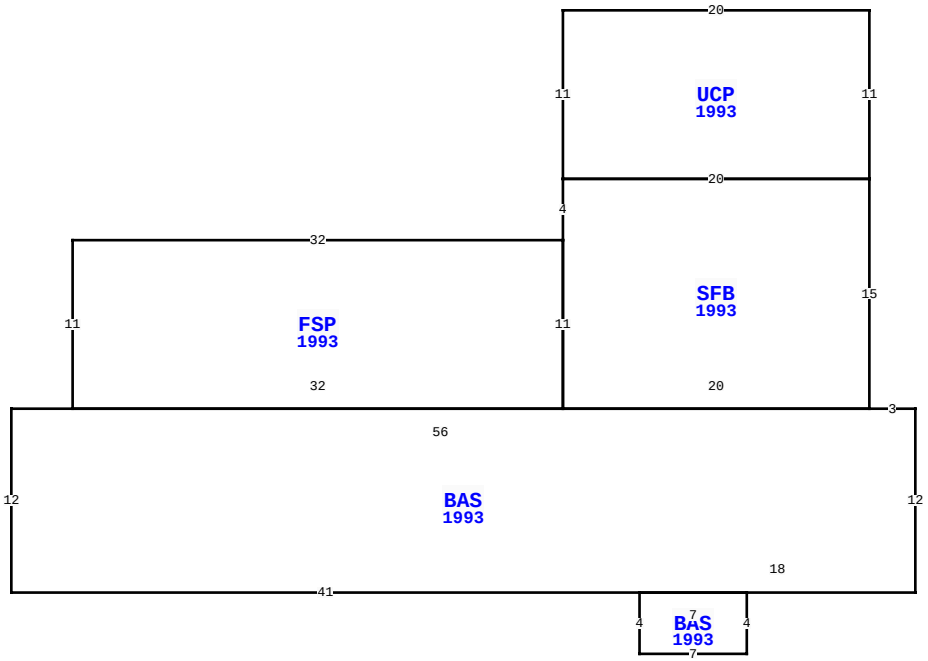
NEIGHBORHOOD/LOC 51.00 1.15/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 28 | 100 | 1993 | 28 | 656 |
| BAS | 708 | 100 | 1993 | 708 | 16,596 |
| FSP | 352 | 60 | 1993 | 211 | 4,946 |
| SFB | 300 | 80 | 1993 | 240 | 5,626 |
| UCP | 220 | 20 | 1993 | 44 | 1,031 |
| TOTALS | 1,608 | | | 1,231 | 28,855 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0200 | 02 | 1,231 | 72.8000 | 58.60 | 72,137 | 1970 | 1970 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HOM 100% - 2011 Heated Area: 976 HX Base Yr 2011




45 PIXIE CIR, CRAWFORDVILLE

| | | | | | |
|---|---|---|---|---|---|
| BLD DATE | 11/21/2017 | RTJT | LGL DATE | 11/21/2017 | RTJT |
| XF DATE | 11/21/2017 | RTJT | LAND DATE | | |
| INC DATE | | | AG DATE | | |

## 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 | 0700 | PORT BLDG | 0 | 100 | 14 | 14 | 196.00 | SF | 8.00 | 8.00 | 100 | 1980 | 1980 | 3 | 20 | 314 | |
| 2 | 0700 | PORT BLDG | 0 | 100 | 10 | 10 | 100.00 | SF | 8.00 | 8.00 | 100 | 1980 | 1980 | 3 | 20 | 160 | |
| 3 | 0620 | WOOD UTL B | 0 | 100 | 0 | 0 | 48.00 | SF | 6.00 | 6.00 | 100 | 1980 | 1980 | 3 | 20 | 58 | |
| 4 | 0080 | 4' CHAINLI | 0 | 100 | 0 | 0 | 560.00 | LF | 13.00 | 13.00 | 100 | 1980 | 1980 | 3 | 20 | 1,456 | |
| 5 | 0940 | OPEN SHED | 0 | 100 | 12 | 14 | 168.00 | SF | 4.00 | 4.00 | 100 | 2007 | 2007 | 3 | 30 | 202 | |

## WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 28,855 |
| TOTAL MARKET OB/XF VALUE | | 2,190 |
| TOTAL LAND VALUE - MARKET | | 40,000 |
| TOTAL MARKET VALUE | | 71,045 |
| SOH/AGL Deduction | | 56,583 |
| ASSESSED VALUE | | 14,462 |
| TOTAL EXEMPTION VALUE | HX HB | 14,462 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 71,045 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 51,788 |

5YR CK JS CHG FOP TO BAS

5 YR PRCL CH, N/C

LEON COUNTY OR 4979/627. CASE # 2016-DR 2960

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0364/0705 | 10/08/1999 | QC | U | I | | 100 |
| GRANTOR: STOUT TERRI L | | | | | | |
| GRANTEE: | | | | | | |
| 0169/0212 | 8/01/1990 | WD | Q | I | | 20,000 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W3 SFB=[YR=1993] N15 UCP=[YR=1993] N11 W20 S11 E20 $ W20 S4 FSP=[YR=1993] W32 S11 E32 N11 $ S11 E20 $ W56 S12 E41 BAS=[YR=1993] S4 E7 N4 W7 $ E18 N12 $.

## LAND DESCRIPTION

TOTAL OB/XF 2,190

| 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 | 100 | | | 100.00 | 185.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 20,000.00 | 20,000.00 | 20,000 | | | | | | | |
| 2 | 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 | | | | | | | |

REVIEW DATE 04/20/2022 BY JSLW Total Acres: 0.85 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 04/01/2026 BY SYS