

RIVER SINK SUBD  
BLOCK B LOTS 21 & 22  
OR 56 P 961 & OR 57 P 443

SPANGLER NICHOLAS D  
206 PRIVATE RD 2226  
HARTMAN, AR 72840

2024

29-2S-01W-051-04156-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	07	PIER BLOCK	100
Frame	02	WOOD FRAME	100
Exterior Wall	30	VINYL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	10	LAMINATED	100
Heating Type	13	HEAT PUMP	100
Air Condition	13	HEAT PUMP	100
Bedrooms		2	100
Bathrooms		2	100
Stories	1.	1.	100
Units		0	100
Condition Adj	12	AVERAGE	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
BAS	840	100	2023
DCK	16	10	2023
DCK	16	10	2023
TOTALS	872		

MARKET ADJUSTMENTS																												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																	
2	MOBILE HOM	100%	- 2024	90.16	76,095	2023	2023	0	0	2.00	98.00	Heated Area: 840 HX Base Yr 2022																
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>11/15/2017</th> <th>RTSR</th> <th>LGL DATE</th> <th></th> </tr> </thead> <tbody> <tr> <td>XF DATE</td> <td>11/15/2017</td> <td>RTSR</td> <td>LAND DATE</td> <td>11/15/2017</td> </tr> <tr> <td>INC DATE</td> <td></td> <td></td> <td>AG DATE</td> <td></td> </tr> </tbody> </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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WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				74,573		
TOTAL MARKET OB/XF VALUE				2,760		
TOTAL LAND VALUE - MARKET				40,000		
TOTAL MARKET VALUE				117,333		
SOH/AGL Deduction				9,095		
ASSESSED VALUE				108,238		
TOTAL EXEMPTION VALUE				HX HB 50,000		
BASE TAXABLE VALUE				58,238		
TOTAL JUST VALUE				117,333		
NCON VALUE				77,165		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				30,168		
2024 TRIM RTS - UTF						
FR PU MH NCON & XFOBS 09-06-2023; LH 12/6/23						
COA PER NCOA REPORT						
DN OF HX - NO LIVING STRUCTURE ON PRPTY						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
23000306	MH-CO	0	04/28/2023			
22000251	DEMOLISH MH-CC	0	03/16/2022			
<b>SALES DATA</b>						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1218/0814	7/09/2021	QC	U	I	11	100
GRANTOR: LOTT JASON						
GRANTEE: SPANGLER NICHOLAS D						
0742/0477	1/18/2008	WD	Q	I	01	37,000
GRANTOR: LOTT FRETA & LOTT JAS						
GRANTEE: LOTT JASON						
<b>BUILDING NOTES</b>						
<b>BUILDING DIMENSIONS</b>						
BAS=[YR=2023;ORIG=10,10] S14 E39 E4 E17 N14 W42 W4 W14 \$						
DCK=[YR=2023;ORIG=24,6] E4 S4 W4 N4 \$						
DCK=[YR=2023;ORIG=49,24] E4 S4 W4 N4 \$						

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	0620	WOOD UTL B	0	100	10	14			6.00	100	1990	1990	3	20		168
4	0210	CONCRETE D	0	100	18	24	SF	6.00	6.00	100	2024	2023	AV	100		2,592
5	0055	PORTABLE C	0	100	18	20	SF	0.00	0.00	100	2024	2023	AV	100		0

TOTAL OB/XF														2,760	
179 PIXIE CIR, CRAWFORDVILLE															

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			120.00	158.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000								
2	000000	C	VAC RES	100			100.00	185.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000								