

SUMMERWIND SUB  
BLOCK D LOT 12  
OR 100 P 687 OR 116 P.684,685

TONY DUNCAN TRUST/DUNCAN TONY TRUSTEE  
107 HUDSON LN  
CRAWFORDVILLE, FL 32327

**2024**

32-2S-01E-173-04983-D12

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	03	COMP SHNGL		100	
Interior Wall	05	DRYWALL		100	
Interior Floo	10	LAMINATED		50	
Interior Floo	14	CARPET		50	
Heating Type	04	AIR DUCTED		100	
Air Condition	02	WINDOW		100	
Bedrooms				3	100
Bathrooms				2	100
Stories	1.			1.	100
Class	00	N/A		100	
Units				0	100
Quality	03	AVERAGE			
DOR CODE	0200 MOBILE HOME				
MAP NUM	1	MKT AREA			09
NEIGHBORHOOD/LOC	173.00		1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	1995	1,404	51,361
DCK	84	10	1995	8	293
DCK	528	10	1995	53	1,939
UOP	104	25	2020	26	951
TOTALS	2,120			1,491	54,544

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HOM	100% - 2017		70.35	104,892	1995	1995	0	0	48.00	52.00
Heated Area: 1404 HX Base Yr 2017											
107 HUDSON LN, CRAWFORDVILLE											
BLD DATE	08/03/2021	FRJS		LGL DATE	08/03/2021	FRJS		AG DATE			
XF DATE	08/03/2021	FRJS		LAND DATE	08/03/2021	FRJS		AG DATE			
INC DATE		FRJS		AG DATE		FRJS		AG DATE			

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			54,544
TOTAL MARKET OB/XF VALUE			1,908
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			106,452
SOH/AGL Deduction			63,651
ASSESSED VALUE			42,801
TOTAL EXEMPTION VALUE	DX HX HB	30,000	
BASE TAXABLE VALUE			12,801
TOTAL JUST VALUE			106,452
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			85,270
REMOVED H4 - NEW SALE			
H4 - MAILED QUESTIONNAIRE DUE TO NOTE DATED 8/31/2			
2023 TRIM RTND, COA			
XFOB LN3			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
020304	N/A	0	11/13/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1358/0193	4/17/2024	WD	Q	I	01	135,000
GRANTOR: SHIELDS ANDREW T						
GRANTEE: TONY DUNCAN TRUST						
1018/0278	11/28/2016	WD	Q	I	01	100,000
GRANTOR: WEST MICHAEL						
GRANTEE: SHIELDS ANDREW T &						

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	0940	OPEN SHED	0	100	10	9		4.00	4.00	100	1987	1987	3	20		72
2	0630	METAL UTL	0	100	40	24		8.00	8.00	100	1996	1996	3	20		1,536
3	0625	PORT WD UT	0	100	8	8		6.00	6.00	100	1996	1996	3	20		77
4	0940	OPEN SHED	0	100	14	16		4.00	4.00	100	1996	1996	3	20		179
5	0211	CONCRETE W	0	100	3	6		6.00	6.00	100	1996	1996	3	20		22
6	0211	CONCRETE W	0	100	3	6		6.00	6.00	100	1996	1996	3	20		22
TOTAL OB/XF															1,908	

BUILDING NOTES														
BAS=[YR=1995] W52 DCK=[YR=1995] W7 S12 E7 N12\$ S27 E15														
DCK=[YR=1995] S12 E44 N12 W44\$ E17 UOP=[YR=2020] S4 E8 S5														
E8 N9 W16\$ E20 N27\$.														

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							