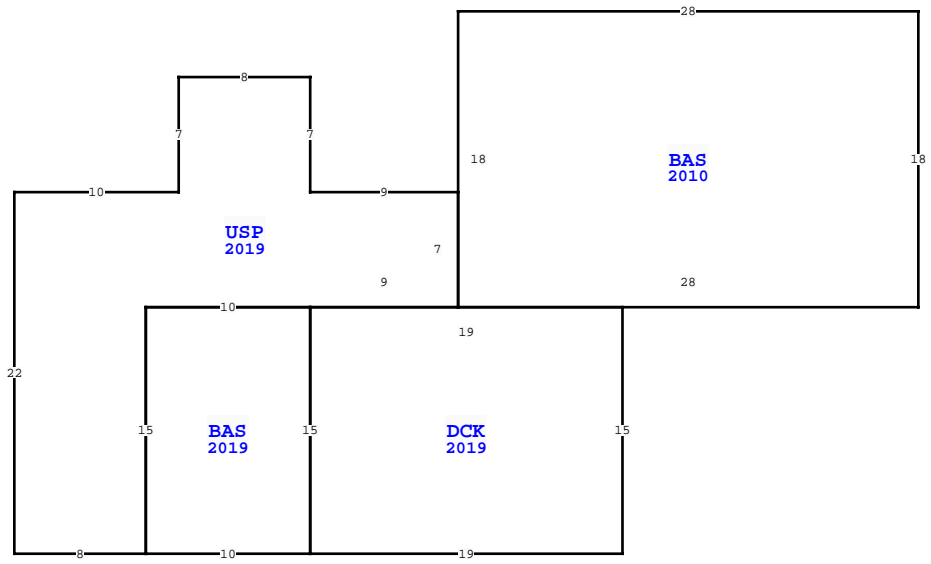




ELEMENT		CD	CONSTRUCTION		
Foundation	07	PIER BLOCK	100		
Frame	02	WOOD FRAME	100		
Exterior Wall	28	GLASS THRM	90		
Exterior Wall	08	WD ON PLY	10		
Roof Structur	01	FLAT	100		
Roof Cover	01	MINIMUM	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	02	MIN PLYWD	100		
Heating Type	03	FORCED AIR	100		
Air Condition	02	WINDOW	100		
Bedrooms		1	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	90.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	504	100	2010	504	13,406
BAS	150	100	2019	150	3,990
DCK	285	10	2019	28	745
USP	365	50	2019	182	4,841
TOTALS	1,304			864	22,982

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0200	02	864	95.0000	66.50	57,456	1980	1980	0	0	60.00	40.00
2 MOBILE HOM 0% - 2023 Heated Area: 654 HX Base Yr											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			22,982
TOTAL MARKET OB/XF VALUE			32
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			98,014
SOH/AGL Deduction			13,963
ASSESSED VALUE			84,051
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			84,051
TOTAL JUST VALUE			98,014
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			76,410
JS NO CH, SEE NOTE ON PROP CARD.			
COA PER TCO			
PHOTOS WITH ZILLOW			
ALL WORK WAS ADDED IN 2019, CONFIRMED WITH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
PR24-000004	SFD		02/28/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1267/0559	5/31/2022	WD Q	Q	I	01	200,000
GRANTOR: CARONE FRANCIS DAVID						
GRANTEE: YELLOW MOON HOLDING						
1132/0422	11/22/2019	WD Q	Q	I	01	114,600
GRANTOR: SMITH GEORGE M						
GRANTEE: CARONE FRANCIS DAVI						

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	0770	PUMP HOUSE	0	0	4	4			5.00	100	1987	1987	3	0	0	
2	0060	DECK WOOD	0	0	8	8			5.00	10	1992	1992	3	10	32	

BLD DATE		01/26/2022	JSJS	LGL DATE	12/03/2013	KLSR
XF DATE	01/26/2022	JSJS	LAND DATE			
INC DATE			AG DATE			

BUILDING NOTES	
559 OLD MAGNOLIA RD, CRAWFORDVILLE	

BUILDING DIMENSIONS	
BAS=[YR=2010] W28 S18 USP=[YR=2019] N7 W9 N7 W8 S7 W10 S22 E8 N15 E10 BAS=[YR=2019] W10 S15 E10 N15\$ DCK=[YR=2019] S15 E19 N15 W19\$ E9\$ E28 N18\$.	

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	000132	C	SFR RIVER	0		RR1	100.00	984.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							