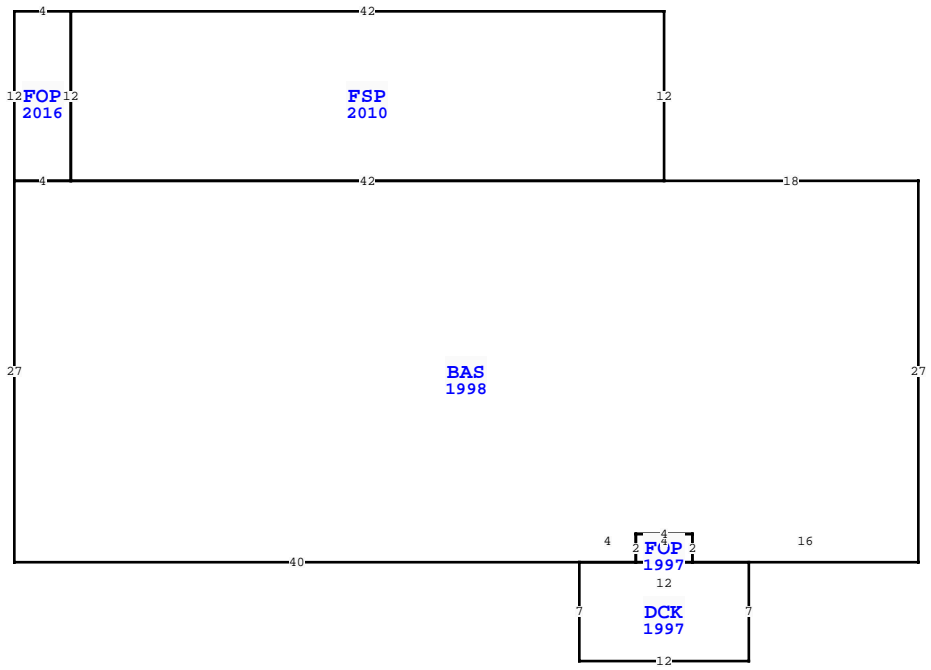


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	01	WOOD FRAME	100
Frame	02	WOOD FRAME	100
Exterior Wall	30	VINYL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	04	PLYWOOD	100
Interior Floo	10	LAMINATED	70
Interior Floo	14	CARPET	30
Heating Type	04	AIR DUCTED	100
Air Condition	03	CENTRAL	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	189.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,720	100	1998
DCK	84	10	1997
FOP	8	35	1997
FOP	48	35	2016
FSP	504	60	2010
TOTALS	2,364		
		2,050	81,303

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		74.83	153,402	1996	1996	0	0	47.00	53.00

Heated Area: 1720 HX Base Yr 2017



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			90,859
TOTAL MARKET OB/XF VALUE			3,156
TOTAL LAND VALUE - MARKET			10,000
TOTAL MARKET VALUE			104,015
SOH/AGL Deduction			20,917
ASSESSED VALUE			83,098
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			33,098
TOTAL JUST VALUE			104,015
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			84,353
FRAME FROM WOOD TO STEEL 05			
VERIFIED FIELD CARD; CORRECTED SEQ 3 BLDG			
PU BUILDING CARD 3			
5 YR PRCL CH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001328	ROOF OVER-CO	0	09/26/2019
16000432	BLDG-CO	0	05/06/2016
20882	N/A	0	04/25/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0987/0105	12/07/2015	WD	Q	I	01	59,500
GRANTOR: JENKINS ANGELIKA G						
GRANTEE: PHILLIPS CHARLES TI						
0610/0074	8/15/2005	WD	Q	I		115,000
GRANTOR: O'NEAL						
GRANTEE: JENKINS ANGELIKA G						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0700	PORT BLDG	0	100	8	10		8.00	8.00	100	1991
2	0620	WOOD UTL B	0	100	10	24		6.00	6.00	100	1993
3	0955	PRIVACY FE	0	100	0	0		15.00	15.00	100	2006
4	0130	FIRE PLACE	0	100	0	0		1,300.00	1,300.00	100	1996
5	0211	CONCRETE W	0	100	0	0		6.00	6.00	100	2010
6	0940	OPEN SHED	0	100	6	20		4.00	4.00	100	2014
7	0055	PORTABLE C	0	100	18	25		3.00	3.00	100	2016

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
49 ROSEWOOD RD, CRAWFORDVILLE											
BLD DATE 10/29/2021 JSJS LGL DATE 10/29/2021 JSJS											
XF DATE 10/29/2021 JSJS LAND DATE 10/29/2021 JSJS											
INC DATE AG DATE											
TOTAL OB/XF 3,156											

BUILDING NOTES											
BAS=[YR=1998] W18 FSP=[YR=2010] N12 W42 S12 E42\$ W42											
FOP=[YR=2016] N12 W4 S12 E4\$ W4 S27 E40 DCK=[YR=1997] S7 E12											
N7 W12\$ E4 FOP=[YR=1997] E4 N2 W4 S2\$ N2 E4 S2 E16 N27\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000201	C	MH	100			0.00	0.00	1.00	LT	

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	10,000.00	10,000.00	10,000							

SPRINGWOOD SUB PHASE 1
 LOT 4 BLOCK B OR 121 P.148
 OR 172 P 158 OR 610 P 74

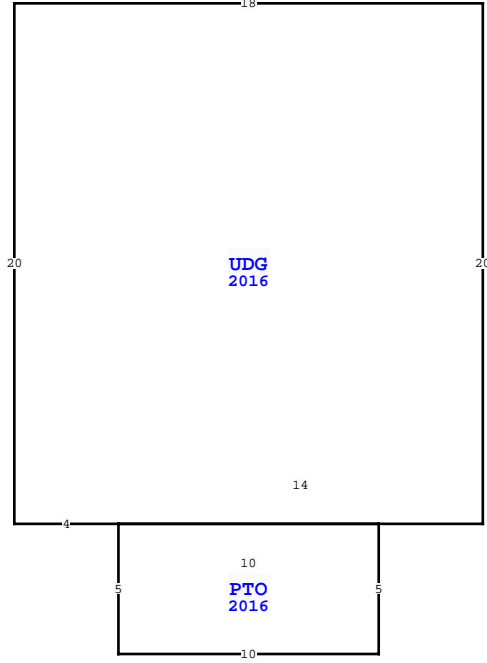
PHILLIPS CHARLES TIMOTHY
 49 ROSEWOOD RD
 CRAWFORDVILLE, FL 32327

2024

33-2S-01E-189-04995-B04

ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	05	STEEL		100	
Exterior Wall	27	PREFIN	MTL	100	
Roof Structur	03	GABLE/HIP		100	
Roof Cover	13	GALVALUM		100	
Interior Wall	07	NONE		100	
Interior Floo	03	CONC	FINSH	100	
Heating Type	01	NONE		100	
Air Condition	01	NONE		100	
Bedrooms		0		100	
Bathrooms		0		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	189.00		1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
PTO	50	5	2016	2	47
UDG	360	60	2016	216	5,145
TOTALS	410			218	5,192

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0170	02	218	58.0000	26.10	5,690	2016	2016	0	0	8.75	91.25
2 SFR UFGR 100% - 2017 Heated Area: 0 HX Base Yr 2017											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	90,859		
TOTAL MARKET OB/XF VALUE	3,156		
TOTAL LAND VALUE - MARKET	10,000		
TOTAL MARKET VALUE	104,015		
SOH/AGL Deduction	20,917		
ASSESSED VALUE	83,098		
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE	33,098		
TOTAL JUST VALUE	104,015		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	84,353		
SOH PORTED FROM LEON FOR 2017/PHILLIPS CHARLE			
DEL XFOB LN 8-9			
CARD 2, CORR DIMENS XFOB LN 2, PU XFOB LN 5-7			
5 YR PRCL CH, PU CORR TRAV CARD 1, PU BLDG			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0987/0105	12/07/2015	WD	Q	I	01	59,500
GRANTOR: JENKINS ANGELIKA G						
GRANTEE: PHILLIPS CHARLES TI						
0610/0074	8/15/2005	WD	Q	I		115,000
GRANTOR: O'NEAL						
GRANTEE: JENKINS ANGELIKA G						

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
49 ROSEWOOD RD, CRAWFORDVILLE																

BUILDING NOTES											

BUILDING DIMENSIONS											
UDG=[YR=2016] W18 S20 E4 PTO=[YR=2016] S5 E10 N5 W10\$ E14 N20\$.											

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

SPRINGWOOD SUB PHASE 1
 LOT 4 BLOCK B OR 121 P.148
 OR 172 P 158 OR 610 P 74

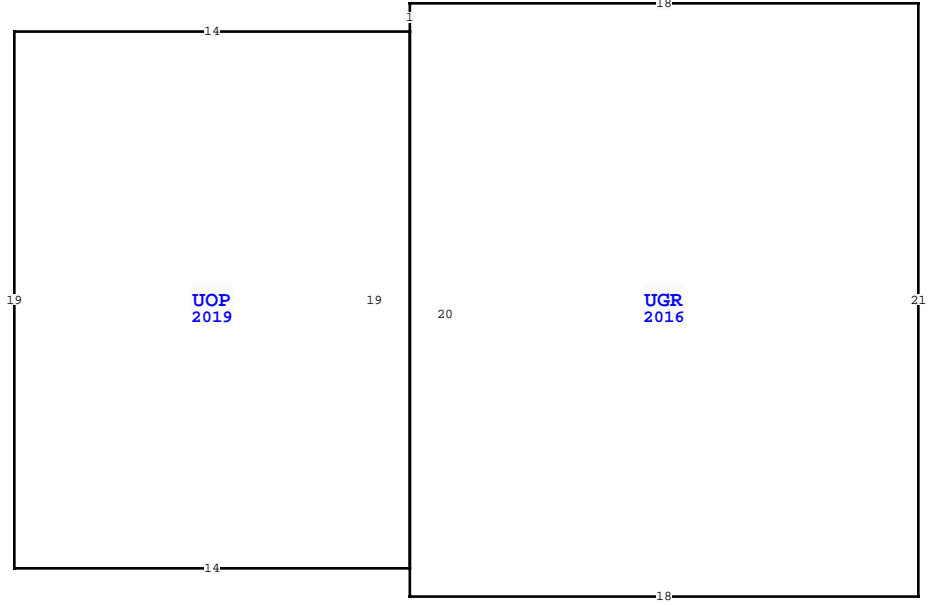
PHILLIPS CHARLES TIMOTHY
 49 ROSEWOOD RD
 CRAWFORDVILLE, FL 32327

2024

33-2S-01E-189-04995-B04

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
05	STEEL 100				
26	AL SIDING 100				
03	GABLE/HIP 100				
13	GALVALUM 60				
01	MINIMUM 40				
	N/A 100				
03	CONC FINSH 100				
01	NONE 100				
01	NONE 100				
1.	1. 100				
	0 100				
03	AVERAGE				
0200	MOBILE HOME				
1	MKT AREA	09			
189.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
UGR	378	40	2016	151	3,229
UOP	266	20	2019	53	1,133
TOTALS	644			204	4,364

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0170	01	204	52.1000	23.44	4,782	2016	2016	0	0	8.75	91.25
3 SFR UFGR 100% - 2017 Heated Area: 0 HX Base Yr 2017											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 3 of 3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		90,859	
TOTAL MARKET OB/XF VALUE		3,156	
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TOTAL MARKET VALUE		104,015	
SOH/AGL Deduction		20,917	
ASSESSED VALUE		83,098	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		33,098	
TOTAL JUST VALUE		104,015	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		84,353	
CHG ADDRESS PER WAKULLA TRIM NCOA REPORT			
JAMES D JENKINS DOD 11-26-2013 OR 970 P 101			
966/828.REMOVE HX. T&P DV -JAMES JENKINS			
QUESTIONNAIRE UNRTND. LIS PENDENS 4/6/15			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0987/0105	12/07/2015	WD	Q	I	01	59,500
GRANTOR: JENKINS ANGELIKA G						
GRANTEE: PHILLIPS CHARLES TI						
0610/0074	8/15/2005	WD	Q	I		115,000
GRANTOR: O'NEAL						
GRANTEE: JENKINS ANGELIKA G						

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
49 ROSEWOOD RD, CRAWFORDVILLE																
										BLD DATE	10/29/2021	JSJS	LGL DATE			
										XF DATE	10/29/2021	JSJS	LAND DATE	10/29/2021	JSJS	
										INC DATE			AG DATE			

BUILDING NOTES

BUILDING DIMENSIONS
UGR 2016= W18 S1 UOP 2019= W14 S19 E14 N19\$ S20 E18 N21\$.

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
0																								