

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

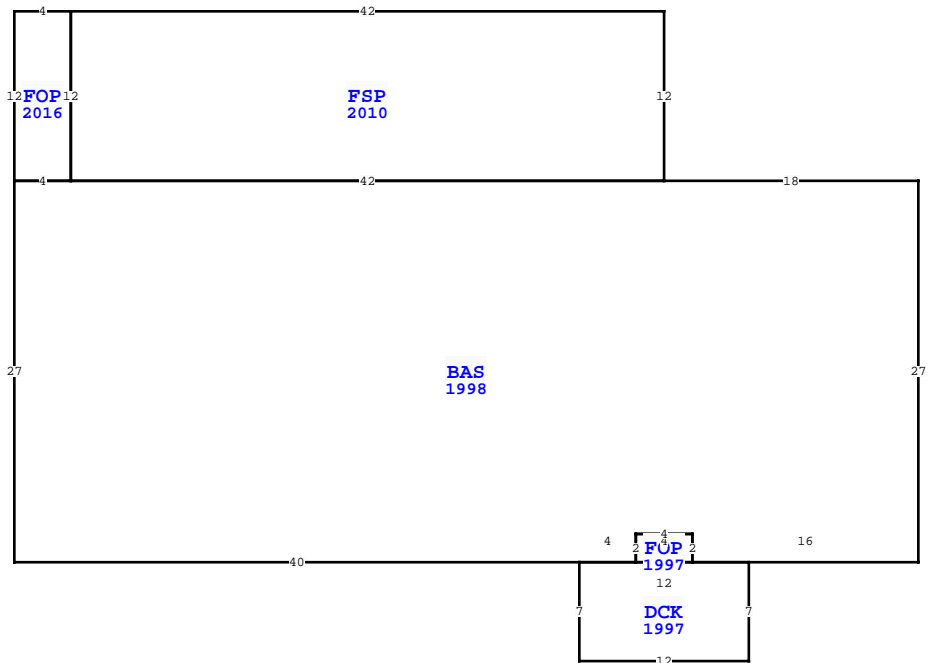
PHILLIPS CHARLES TIMOTHY
 49 ROSEWOOD RD
 CRAWFORDVILLE, FL 32327

2024

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


ELEMENT	CD	CONSTRUCTION
Foundation	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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0200	02	2,050	106.9000	74.83	153,402	1996	1996	0	0	0	47.00	53.00
1 MOBILE HOM 100% - 2017 Heated Area: 1720 HX Base Yr 2017												



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
BAS	1,720	100	1998	1,720	68,215
DCK	84	10	1997	8	317
FOP	8	35	1997	3	119
FOP	48	35	2016	17	674
FSP	504	60	2010	302	11,977
TOTALS	2,364			2,050	81,303

WAKULLA COUNTY PROPERTY		PAGE 1 of 3	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	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0700	PORT BLDG	0	100	8	10			8.00	100	1991	1991	3	48	307	
2	0620	WOOD UTL B	0	100	10	24			6.00	100	1993	1993	3	20	288	
3	0955	PRIVACY FE	0	100	0	0			15.00	100	2006	2006	3	30	540	
4	0130	FIRE PLACE	0	100	0	0			1,300.00	100	1996	1996	3	53	689	
5	0211	CONCRETE W	0	100	0	0			6.00	100	2010	2010	3	43	62	
6	0940	OPEN SHED	0	100	6	20			4.00	100	2014	2014	3	62	298	
7	0055	PORTABLE C	0	100	18	25			3.00	100	2016	2016	3	72	972	
TOTALS													3,156			

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	10,000.00	10,000.00	10,000								

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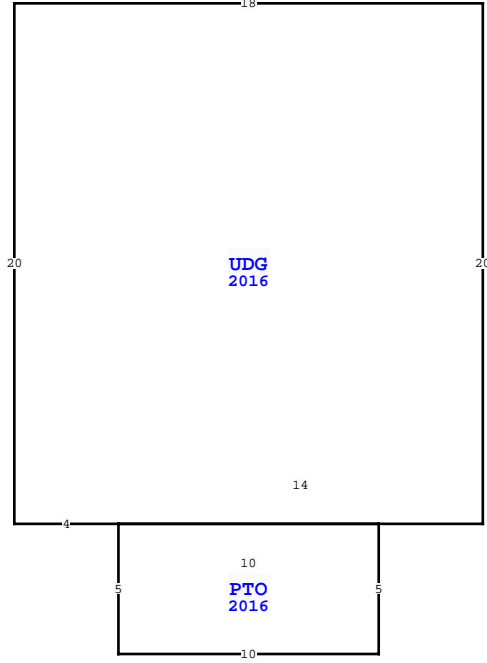
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ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	05	STEEL		100	
Exterior Wall	27	PREFIN	MTL	100	
Roof Structur	03	GABLE/HIP		100	
Roof Cover	13	GALVALUM		100	
Interior Wall	07	NONE		100	
Interior Floo	03	CONC	FINSH	100	
Heating Type	01	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	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		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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
0																									

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 OR 172 P 158 OR 610 P 74

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2024

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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		
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
UGR	378	40	2016
UOP	266	20	2019
TOTALS		644	204

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

UOP 2019

UGR 2016

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Tax Group: 3		Tax Dist:		
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ASSESSED VALUE		83,098		
TOTAL EXEMPTION VALUE		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 / 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				
BUILDING NOTES				
BUILDING DIMENSIONS				
UGR 2016= W18 S1 UOP 2019= W14 S19 E14 N19\$ S20 E18 N21\$.				

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
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	

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
0																								