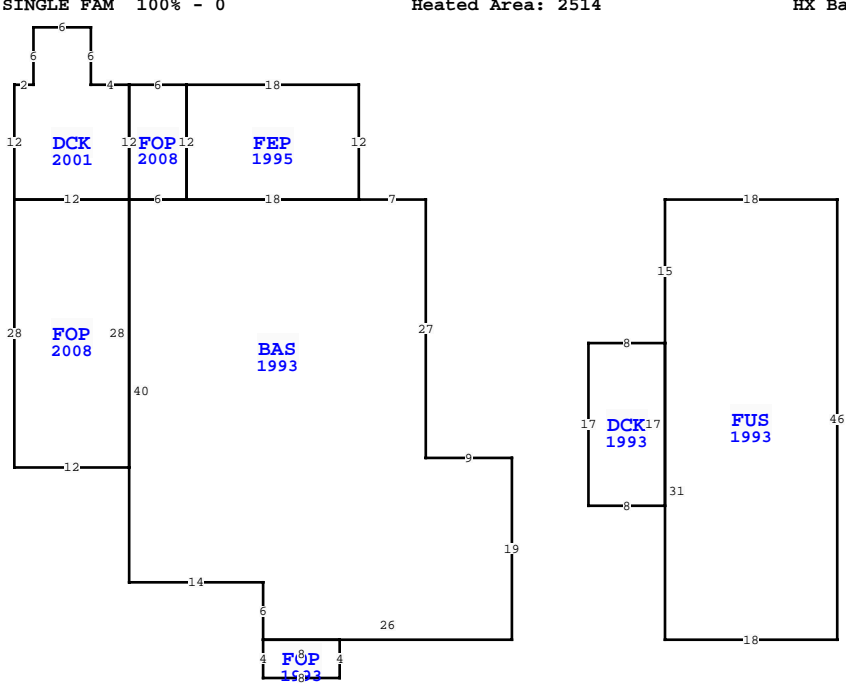




ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
01	WOOD FRAME 100				
02	WOOD FRAME 100				
12	CEDAR/CYPR 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
12	HARDWOOD 100				
04	AIR DUCTED 100				
03	CENTRAL 100				
	3 100				
	2 100				
	0 100				
1.5	1.5 100				
	0 100				
03	AVERAGE				
0100	SINGLE FAMILY				
1	MKT AREA	12			
000	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,513	100	1993	1,513	100,676
DCK	136	10	1993	14	932
DCK	180	10	2001	18	1,197
FEP	216	80	1995	173	11,512
FOP	32	30	1993	10	666
FOP	72	30	2008	22	1,464
FOP	336	30	2008	101	6,721
FUS	828	100	1993	828	55,096
TOTALS	3,313			2,679	178,263

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,679	109.4400	103.97	278,536	1987	1987	0	0	36.00	64.00
1 SINGLE FAM 100% - 0 Heated Area: 2514 HX Base Yr											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		243,953	
TOTAL MARKET OB/XF VALUE		20,546	
TOTAL LAND VALUE - MARKET		37,500	
TOTAL MARKET VALUE		301,999	
SOH/AGL Deduction		79,304	
ASSESSED VALUE		222,695	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		172,695	
TOTAL JUST VALUE		301,999	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		305,634	
5YR PRCL CK NC			
5 YR PRCL CK, PU XFOB LN 9,10. DEL XFOB 11-14			
FLOOR, PU FNDN & FRME CARD 2			
FRME, CHG INT CARD 1, PU NEW TRAV, CHG RCVR,			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001428	ELECTRIC	0	10/25/2019
19000176	MECH	0	03/28/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0999/0286	4/26/2016	FD U	I	I	11	100
GRANTOR: KOENIG CHRISTOPHER C						
GRANTEE: CHRISTOPHER C KOENI						
0120/0858	4/01/1986	WD U	V			13,000
GRANTOR:						
GRANTEE:						

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	17	12	204.00	SF	6.00	6.00	100	1987	1987	3	20	245	
2	0935	OPEN SHED	0	100	17	12	204.00	SF	6.00	6.00	100	1987	1987	3	20	245	
3	0520	WORK SHOP	0	100	21	40	840.00	SF	12.00	12.00	100	1987	1987	3	20	2,016	
4	0210	CONCRETE D	0	100	23	23	529.00	SF	6.00	6.00	100	1988	1988	3	20	635	
5	0211	CONCRETE W	0	100	0	0	49.00	SF	6.00	6.00	100	1988	1988	3	20	59	
6	0375	WOOD WALK	0	100	265	5	1,325.00	SF	15.00	15.00	100	2000	2000	3	20	3,975	
7	0770	PUMP HOUSE	0	100	5	8	40.00	SF	5.00	5.00	100	1987	1987	3	0	0	
8	0940	OPEN SHED	0	100	6	32	192.00	SF	4.00	4.00	100	1987	1987	3	20	154	
9	0520	WORK SHOP	0	100	60	27	1,620.00	SF	12.00	12.00	100	2015	2015	3	67	13,025	
10	0620	WOOD UTL B	0	100	16	10	160.00	SF	6.00	6.00	100	1988	1988	3	20	192	

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	000100	C	SFR	100			0.00	0.00	5.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	37,500							

HRS LOT 2 P-4-11-M-2
 A 5 AC TRACT 418 X 521.06 FT.
 IN THE NW 1/4 OF HRS LOT 2

KOENIG-COLEMAN FAMILY TRUST/KOENIG CHRISTOPHER C E
 109 PASSION FLOWER LN
 CRAWFORDVILLE, FL 32327-9435

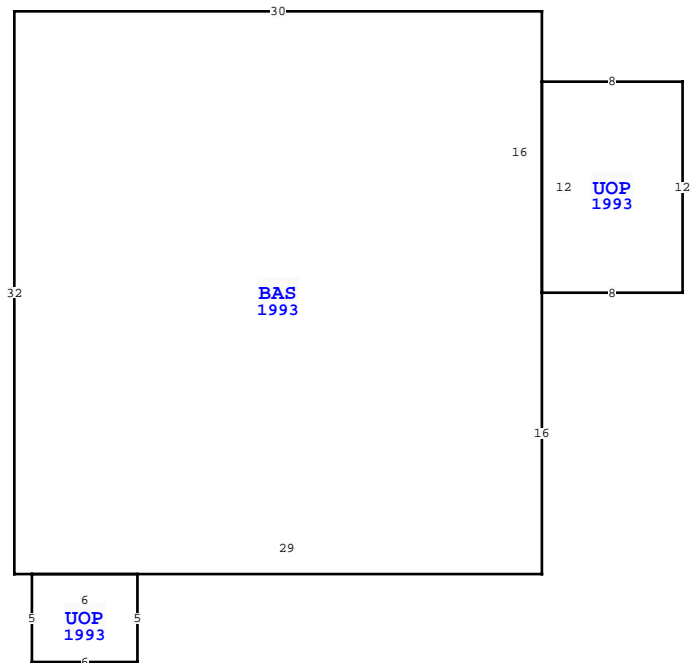
2024

00-00-002-000-06082-011



ELEMENT		CD		CONSTRUCTION	
Foundation	01	WOOD	FRAME	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	12	CEDAR/CYPR	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	01	MINIMUM	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	12	HARDWOOD	100		
Heating Type	02	CONVECTION	100		
Air Condition	02	WINDOW	100		
Bedrooms		2	100		
Bathrooms		1	100		
Story Height		0	100		
Stories	1.	1.	100		
Units		0	100		
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	1	MKT AREA	12		
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	1993	960	64,022
UOP	30	20	1993	6	400
UOP	96	20	1993	19	1,267
TOTALS	1,086			985	65,690

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	985	108.0000	102.60	101,061	1988	1988	0	0	35.00	65.00
2 SINGLE FAM 100% - 0 Heated Area: 960 HX Base Yr											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 2
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		243,953	
TOTAL MARKET OB/XF VALUE		20,546	
TOTAL LAND VALUE - MARKET		37,500	
TOTAL MARKET VALUE		301,999	
SOH/AGL Deduction		79,304	
ASSESSED VALUE		222,695	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		172,695	
TOTAL JUST VALUE		301,999	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		305,634	
9-12, DEL XFOB LN 13, PU NEW TRAV, FNDN &			
5 YR PRCL CH, CHG CODE XFOB LN 2, PU XFOB LN			
PU XFOB# 3-9,DEL# 10, 5 YR PRCL CK			
PU NEW TRAV & CHG QUAL ON CD 1,PU SFD CARD 2			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0999/0286	4/26/2016	FD	U	I	11	100
GRANTOR: KOENIG CHRISTOPHER C						
GRANTEE: CHRISTOPHER C KOENI						
0120/0858	4/01/1986	WD	U	V		13,000
GRANTOR:						
GRANTEE:						

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

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W30 S32 E1 UOP=[YR=1993] S5 E6 N5 W6\$ E29 N16									
UOP=[YR=1993] E8 N12 W8 S12\$ N16\$.									

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