

THE FARM BLOCK H LOT 5
 OR 408 P 776 OR 566 P 548
 OR 590 P 426 OR 687 P 159

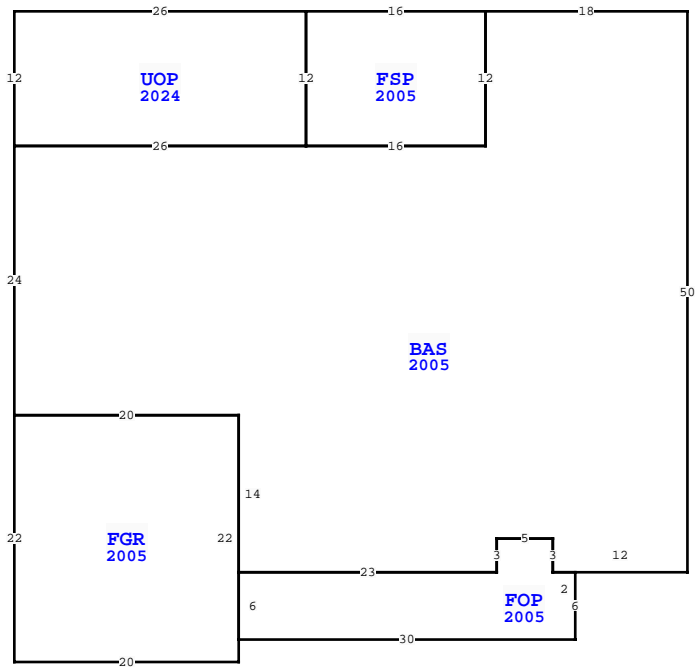
COATS JOHN B SR/COATS JULENE C
 44 CARRIAGE DR
 CRAWFORDVILLE, FL 32327

2024

00-00-059-273-10047-H05

ELEMENT		CD	CONSTRUCTION
Foundation	02	CONCR	SLAB 100
Frame	05	WOOD	FRAME 100
Exterior Wall	02	HARDIE BRD	80
Exterior Wall	20	FACE BRICK	20
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	80
Interior Floor	11	CLAY TILE	20
Heating Type	13	HEAT PUMP	100
Air Condition	13	HEAT PUMP	100
Bedrooms		4	100
Bathrooms		3	100
Story Height		0	100
Stories	1.	1.	100
Fireplace	01	FIREPLACE	100
Units		0	100
Quality	03	AVERAGE	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM	3	MKT AREA	10
NEIGHBORHOOD/LOC	273.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,201	100	2005
FGR	440	50	2005
FOP	195	30	2005
FSP	192	55	2005
UOP	312	20	2024
TOTALS	3,340		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,647	122.5000	116.38	308,058	2005	2012	0	0	11.00	89.00
1 SINGLE FAM 100% - 2022 Heated Area: 2201 HX Base Yr 2022											



WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				274,172		
TOTAL MARKET OB/XF VALUE				33,456		
TOTAL LAND VALUE - MARKET				55,000		
TOTAL MARKET VALUE				362,628		
SOH/AGL Deduction				164,727		
ASSESSED VALUE				197,901		
TOTAL EXEMPTION VALUE				50,000		
BASE TAXABLE VALUE				147,901		
TOTAL JUST VALUE				362,628		
NCON VALUE				15,054		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				309,827		
5 YR PRCL CK CHG EYB 2005 TO 2012, REROOF NEW PAIN						
5 YR PRCL CK, CHG YEAR & UT XFOB LN 7						
ADD HX FOR 2018						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
OBN24-00035	GENERATOR		07/05/2024			
OB23-000395	RE-ROOF -CC	0	08/07/2023			
2005678	POOL	0	05/18/2005			
32716	SFD	0	11/22/2004			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1180/0773	11/19/2020	WD	Q	I	01	320,000
GRANTOR: PRINCE JOHN DAVID & T						
GRANTEE: COATS JOHN B SR & J						
1043/0614	8/08/2017	WD	Q	I	01	291,000
GRANTOR: ROBBINS IAN & TAMARA						
GRANTEE: PRINCE JOHN DAVID &						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2005;ORIG=0,0] W18 S12 W16 W26 S24 E20 S14 E23 N3 E5 S3 E12 N50 \$						
FGR=[YR=2005;ORIG=-60,36] E20 S22 W20 N22 \$						
FOP=[YR=2005;ORIG=-40,50] E23 N3 E5 S3 E2 S6 W30 N6 \$						
FSP=[YR=2005;ORIG=-18,0] S12 W16 N12 E16 \$						
UOP=[YR=2024;ORIG=-60,0] E26 S12 W26 N12 \$						

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
2	0220	POOL VINYL	0	100	40	18	SF		60.00	100	2005	2005	3	40	17,280	
4	0211	CONCRETE W	0	100	0	0	SF	6.00	6.00	100	2005	2005	3	24	1,117	
7	0955	PRIVACY FE	0	100	0	0	LF	15.00	15.00	100	2020	2020	3	97	3,492	
8	0125	MTL/VYL AC	0	100	0	0	LF	19.00	19.00	100	2005	2005	3	24	784	
10	0700	PORT BLDG	0	100	10	10	SF	0.00	0.00	100	2006	2006	3	66	0	
11	0211	CONCRETE W	0	100	17	4	SF	6.00	6.00	100	2005	2005	3	24	98	
12	0420	CABANA AVE	0	100	12	12	SF	25.00	25.00	100	2013	2013	3	57	2,052	
13	0620	WOOD UTL B	0	100	8	10	SF	6.00	6.00	100	2024	2023	3	100	480	
14	0210	CONCRETE D	0	100	0	0	SF	6.00	6.00	100	2021	2021		93	7,031	
15	0211	CONCRETE W	0	100	67	3	SF	6.00	6.00	100	2021	2021		93	1,122	

TOTAL OB/XF												33,456												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 05/30/2024 BY Nwatts Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 06/10/2026 BY SYS																								
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