

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

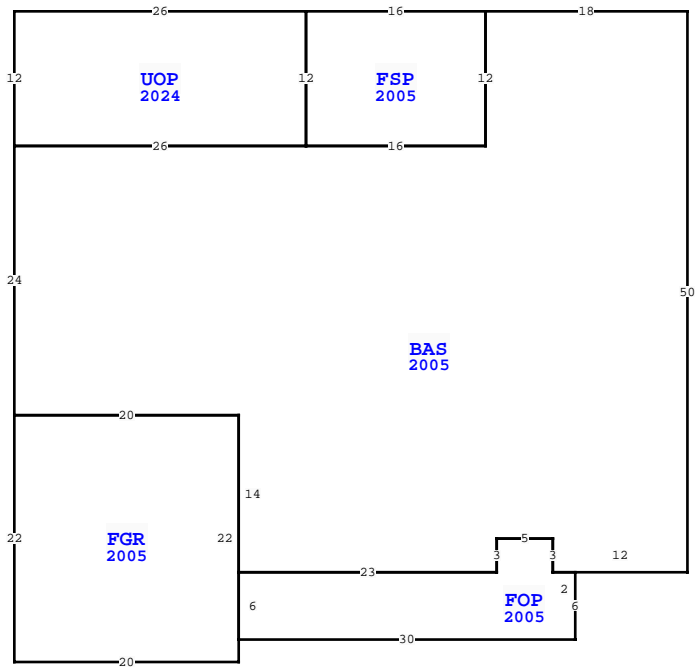
COATS JOHN B SR/COATS JULENE C
 44 CARRIAGE DR
 CRAWFORDVILLE, FL 32327

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 Floo	12	HARDWOOD	80		
Interior Floo	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,201	100	2005	2,201	227,975
FGR	440	50	2005	220	22,788
FOP	195	30	2005	58	6,008
FSP	192	55	2005	106	10,979
UOP	312	20	2024	62	6,422
TOTALS	3,340			2,647	274,172

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
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															44 CARRIAGE DR, CRAWFORDVILLE		
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			720.00	SF	60.00	100	2005	2005	3	40	17,280
4	0211	CONCRETE W	0	100	0	0			776.00	SF	6.00	100	2005	2005	3	24	1,117
7	0955	PRIVACY FE	0	100	0	0			240.00	LF	15.00	100	2020	2020	3	97	3,492
8	0125	MTL/VYL AC	0	100	0	0			172.00	LF	19.00	100	2005	2005	3	24	784
10	0700	PORT BLDG	0	100	10	10			100.00	SF	0.00	100	2006	2006	3	66	0
11	0211	CONCRETE W	0	100	17	4			68.00	SF	6.00	100	2005	2005	3	24	98
12	0420	CABANA AVE	0	100	12	12			144.00	SF	25.00	100	2013	2013	3	57	2,052
13	0620	WOOD UTL B	0	100	8	10			80.00	SF	6.00	100	2024	2023	3	100	480
14	0210	CONCRETE D	0	100	0	0			1,260.00	SF	6.00	100	2021	2021		93	7,031
15	0211	CONCRETE W	0	100	67	3			201.00	SF	6.00	100	2021	2021		93	1,122

LAND DESCRIPTION															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							