

THE FARM PHASE II LOT 29
 OR 648 P 277 OR 954 P 459
 OR 977 P 435 OR 989 P 130

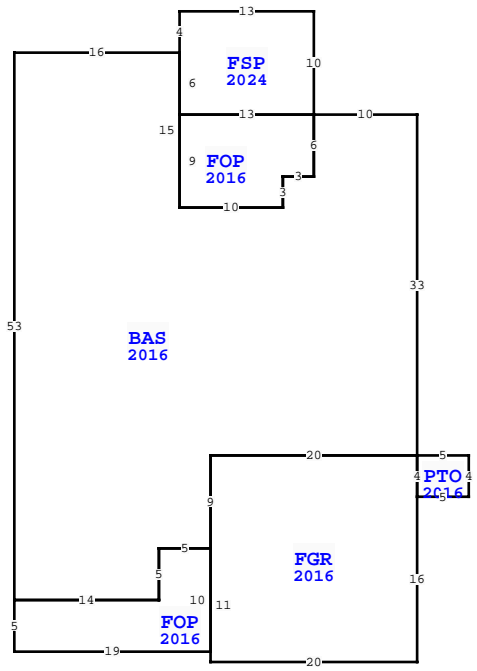
KOOSMAN MICHAEL/NORLANDER DAWN M
 84 CHURCHILL DR
 CRAWFORDVILLE, FL 32327

2024

00-00-059-273-10047-I29

ELEMENT		CD	CONSTRUCTION
Foundation	02		CONCR SLAB 100
Frame	02		WOOD FRAME 100
Exterior Wall	05		HARDIE BRD 100
Roof Structur	03		GABLE/HIP 100
Roof Cover	03		COMP SHNGL 100
Interior Wall	05		DRYWALL 100
Interior Floor	12		HARDWOOD 80
Interior Floor	14		CARPET 20
Heating Type	13		HEAT PUMP 100
Air Condition	13		HEAT PUMP 100
Bedrooms			2 100
Bathrooms			2 100
Story Height			0 100
Stories	1.		1. 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	1,516	100	2016
FGR	400	50	2016
FOP	108	30	2016
FOP	120	30	2016
FSP	130	55	2024
PTO	20	5	2016
TOTALS	2,294		

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%	- 2019		207,111	2016	2016	0	0	7.00	93.00
Heated Area: 1516 HX Base Yr 2019											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		201,547	
TOTAL MARKET OB/XF VALUE		9,418	
TOTAL LAND VALUE - MARKET		38,500	
TOTAL MARKET VALUE		249,465	
SOH/AGL Deduction		59,251	
ASSESSED VALUE		190,214	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		140,214	
TOTAL JUST VALUE		249,465	
NCON VALUE		7,468	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		231,452	
5 YR PRCL CK, CHG TRAV DEMO PTO ADD FSP, CHG TRAV			
5 YR PRCL CH; CHG FLOOR% CARD 1 N/C CARD 2			
ADD HX FOR 2019-KOOSMAN			
5 YR PRCL CH, PU BLDG CARD 2			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
16000838	WORKSHOP	0	09/08/2016
16000369	SFD-CO	0	05/13/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1063/0461	2/15/2018	WD Q	Q	I	01	210,000
GRANTOR: GLASSER MARVIN M & MA						
GRANTEE: KOOSMAN MICHAEL & D						
1011/0617	9/16/2016	WD Q	Q	I	01	171,500
GRANTOR: GOLDEN CONSTRUCTION C						
GRANTEE: GLASER MARVIN M & M						

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	0210	CONCRETE D	0 100	53 17	901.00	SF	6.00	6.00	100	2016	2016	3	72	3,892	
2	0211	CONCRETE W	0 100	39 3	117.00	SF	6.00	6.00	100	2016	2016	3	72	505	
3	0211	CONCRETE W	0 100	90 4	360.00	SF	6.00	6.00	100	2016	2016	3	72	1,555	
4	0955	PRIVACY FE	0 100	0 0	250.00	LF	15.00	15.00	100	2016	2016	3	87	3,263	
5	0211	CONCRETE W	0 100	0 0	47.00	SF	6.00	6.00	100	2016	2016	3	72	203	

TOTAL OB/XF											
84 CHURCHILL DR, CRAWFORDVILLE											
BLD DATE	12/06/2021	MMMM	LGL DATE	12/06/2021	MMMM						
XF DATE	12/06/2021	MMMM	LAND DATE	12/06/2021	MMMM						
INC DATE			AG DATE								
TOTAL OB/XF 9,418											

BUILDING NOTES						
BAS=[YR=2016;ORIG=0,0] W10 S6 W3 S3 W10 N15 W16 S53 E14 N5 E5 N9 E20 N33 \$						
FGR=[YR=2016;ORIG=-20,42] S11 E20 N16 N4 W20 S9 \$						
FOP=[YR=2016;ORIG=-39,47] S5 E19 N10 W5 S5 W14 \$						
FOP=[YR=2016;ORIG=-10,0] W13 S9 E10 N3 E3 N6 \$						
PTO=[YR=2016;ORIG=0,37] E5 N4 W5 S4 \$						
FSP=[YR=2024;ORIG=-10,-10] W13 S4 S6 E13 N10 \$						

LAND DESCRIPTION																								
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	0.70	55,000.00	38,500.00	38,500							

THE FARM PHASE II LOT 29
 OR 648 P 277 OR 954 P 459
 OR 977 P 435 OR 989 P 130

KOOSMAN MICHAEL/NORLANDER DAWN M
 84 CHURCHILL DR
 CRAWFORDVILLE, FL 32327

2024

00-00-059-273-10047-I29

ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	100	
Roof Structur	03	GABLE	HIP	100	
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	04	PLYWOOD		100	
Interior Floo	03	CONC	FINSH	100	
Heating Type	01	NONE		100	
Air Condition	02	WINDOW		100	
Bathrooms				0.5	100
Story Height				0	100
Stories	1.			1.100	
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	144	100	2017	144	6,497
FST	96	55	2017	53	2,391
PTO	24	5	2017	1	45
TOTALS	264			198	8,934

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	WKSHP/BARN	100%	- 2019								
Heated Area: 144						HX Base Yr 2019					

WAKULLA COUNTY PROPERTY				PAGE 2 of 2	3
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE		201,547			
TOTAL MARKET OB/XF VALUE		9,418			
TOTAL LAND VALUE - MARKET		38,500			
TOTAL MARKET VALUE		249,465			
SOH/AGL Deduction		59,251			
ASSESSED VALUE		190,214			
TOTAL EXEMPTION VALUE		HX HB 50,000			
BASE TAXABLE VALUE		140,214			
TOTAL JUST VALUE		249,465			
NCON VALUE		7,468			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		231,452			
ADD HX FOR 2017					
5 YR PRCL CH, PU NEW SFD & XFOB LN 1-5					
5 YR PRCL CH, N/C					
5 YR PRCL CH,N/C					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1063/0461	2/15/2018	WD Q	Q	I	01	210,000
GRANTOR: GLASSER MARVIN M & MA						
GRANTEE: KOOSMAN MICHAEL & D						
1011/0617	9/16/2016	WD Q	Q	I	01	171,500
GRANTOR: GOLDEN CONSTRUCTION C						
GRANTEE: GLASER MARVIN M & M						

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											
84 CHURCHILL DR, CRAWFORDVILLE											

BUILDING DIMENSIONS											
BAS=[YR=2017;ORIG=0,0] W12 S12 E12 N12 \$											
FST=[YR=2017;ORIG=-12,0] W8 S3 S9 E8 N12 \$											
PTO=[YR=2017;ORIG=-20,3] W4 S6 E4 N6 \$											

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