

CORAL WAY SUBD
 LOT 7 CONT .72 AC
 OR 267 P 350 OR 277 P 544

MCPHERSON NEIL ANDREW/MCPHERSON STEPHANIE
 48 CORAL WAY
 CRAWFORDVILLE, FL 32327

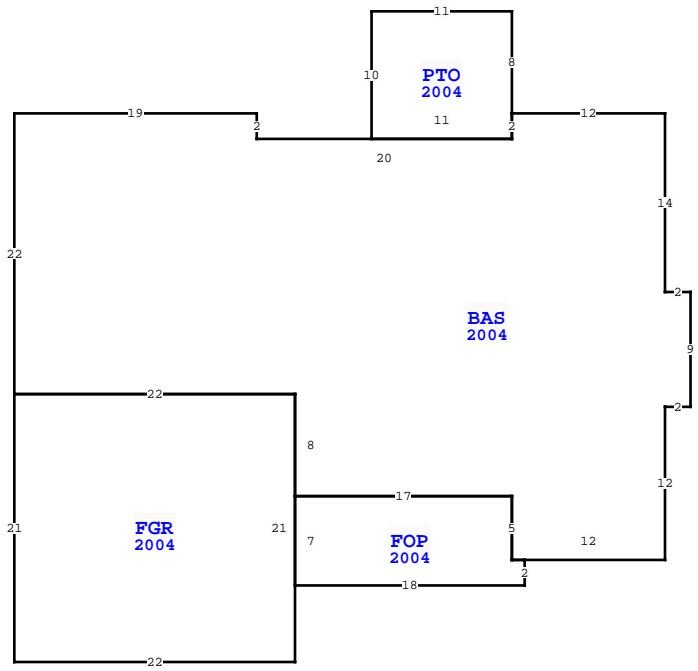
2024

00-00-072-257-10153-A07



ELEMENT		CD	CONSTRUCTION		
Foundation	02		CONCR SLAB 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	05		DRYWALL 100		
Interior Floo	07		VYL PLANK 50		
Interior Floo	10		LAMINATED 50		
Heating Type	13		HEAT PUMP 100		
Air Condition	13		HEAT PUMP 100		
Bedrooms			3 100		
Bathrooms			2 100		
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	257.00		1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,392	100	2004	1,392	133,212
FGR	462	50	2004	231	22,107
FOP	121	30	2004	36	3,445
PTO	110	5	2004	6	574
TOTALS	2,085			1,665	159,338

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,665	109.5000	104.02	173,193	2004	2015	0	0	0	8.00	92.00	
1 SINGLE FAM 0% - 2024 Heated Area: 1392 HX Base Yr													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3			Tax Dist:
BUILDING MARKET VALUE			159,338
TOTAL MARKET OB/XF VALUE			3,681
TOTAL LAND VALUE - MARKET			15,400
TOTAL MARKET VALUE			178,419
SOH/AGL Deduction			0
ASSESSED VALUE			178,419
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			178,419
TOTAL JUST VALUE			178,419
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			157,230
COA PER NCOA REPORT			
5 YR PRCL CK, N/C			
5 YR PRCL CK, CHG QUAL, DEL SPCD			
ADD HX FOR 2021-CAMERON			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000191	REROOF-CO	0	05/19/2020
31352	SFR	0	02/11/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1346/0854	2/09/2024	WD Q	Q	I	01	275,000
GRANTOR: HORA NICHOLAS JOSEPH						
GRANTEE: MCPHERSON NEIL ANDR						
1309/0169	4/18/2023	WD Q	Q	I	01	257,000
GRANTOR: CAMERON MICHAEL CRAIG						
GRANTEE: HORA NICHOLAS JOSEPH						

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	0	0	0	632.00	SF	6.00	6.00	100	2004	2004	3	67	2,541	
2	0211	CONCRETE W	0	0	24	3	72.00	SF	6.00	6.00	100	2004	2004	3	67	289	
4	0955	PRIVACY FE	0	0	0	0	81.00	LF	15.00	15.00	100	2012	2012	3	70	851	

BUILDING NOTES			
48 CORAL WAY, CRAWFORDVILLE			

BUILDING DIMENSIONS			
BAS=[YR=2004] W12 PTO=[YR=2004] N8 W11 S10 E11 N2\$ S2 W20 N2 W19 S22 FGR=[YR=2004] S21 E22 N21 W22\$ E22 S8 FOP=[YR=2004] S7 E18 N2 W1 N5 W17 \$ E17 S5 E12 N12 E2 N9 W2 N14\$.			

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.10	14,000.00	15,400.00	15,400							