GREINERS ADDITION
BLOCK 29 LOT 1
DB 31 P 405 & OR 50 P 277

COETZEE SVEN ARNOLD
71 EIGHT AVE
CRAWFORDVILLE, FL 32327

2024

00-00-077-014-10524-025

BUILDING CHARACTERISTICS

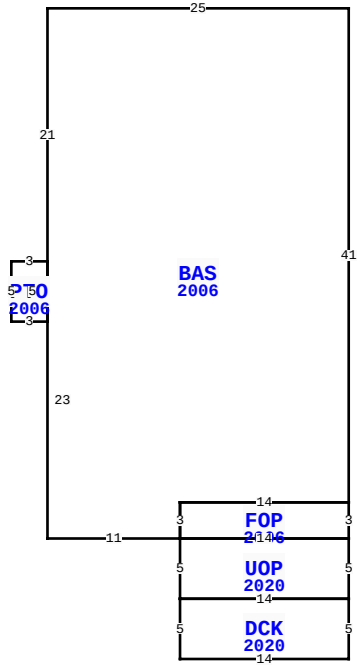
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	07	VYL PLANK 30
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Bedrooms		3 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
Quality	03	AVERAGE
DOR CODE	0100	SINGLE FAMILY
MAP NUM	3	MKT AREA 10
NEIGHBORHOOD/LOC	14.00	1.25/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,058	100	2006	1,058	116,898
DCK	70	10	2020	7	774
FOP	42	30	2006	13	1,437
PTO	15	5	2006	1	110
UOP	70	20	2020	14	1,547
TOTALS	1,255			1,093	120,765

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,093	112.1000	133.12	145,500	2006	2006	0	0	0	17.00	83.00

1 SINGLE FAM 100% - 2021 Heated Area: 1058 HX Base Yr 2021



71 EIGHTH AVE, CRAWFORDVILLE

BLD DATE	06/11/2020	FRSR	LGL DATE		
XF DATE	06/11/2020	FRSR	LAND DATE	06/11/2020	FRSR
INC DATE			AG DATE		

EXTRA FEATURES

LN	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	24	12	288.00	SF	6.00	6.00	100	2006	2006	3	27	467	
2	0211	CONCRETE W	0	100	0	0	27.00	SF	6.00	6.00	100	2006	2006	3	27	44	
3	0700	PORT BLDG	0	100	8	10	80.00	SF	0.00	0.00	100	2019	2019	3	92	0	

WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		120,765
TOTAL MARKET OB/XF VALUE		511
TOTAL LAND VALUE - MARKET		12,000
TOTAL MARKET VALUE		133,276
SOH/AGL Deduction		40,350
ASSESSED VALUE		92,926
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		42,926
TOTAL JUST VALUE		133,276
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		95,135

5 YR PRCL CK, CHG XFOB 0700 TO NO VALUE, CHG QUAL

ADD HX FOR 2021-COETZEE

5 YR PRCL CH, PU NEW TRAV & XFOB LN 3

COA PER ACCURINT C/O SVEN COETZEE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000417	PORCH-CO	0	05/13/2020
2006359	SFD - CO 8/23/6	0	02/27/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1146/0319	4/02/2020	WD	Q	I	01	115,000
GRANTOR: FIRECRACKER HOLDINGS						
GRANTEE: COETZEE SVEN ARNOLD						
1010/0131	8/26/2016	WD	U	I	38	57,800
GRANTOR: DURDEN YVETTE						
GRANTEE: FIRECRACKER HOLDING						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W25 S21 PTO=[YR=2006] W3 S5 E3 N5$ S23 E11
UOP=[YR=2020] S5 DCK=[YR=2020] S5 E14 N5 W14$ E14 N5 W14$
FOP=[YR=2006] E14 N3 W14 S3$ N3 E14 N41$.

LAND DESCRIPTION

TOTAL OB/XF 511

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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			50.00	100.00	1.00	LT		1.00	1.00	1.00	12,000.00	12,000.00	12,000							

REVIEW DATE 07/19/2024 BY Nwatts Total Acres: 0.11 Total Land Value: 12,000 Market: 0 Agricultural: 0 Common: 12,000 PRINTED 04/22/2026 BY SYS