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

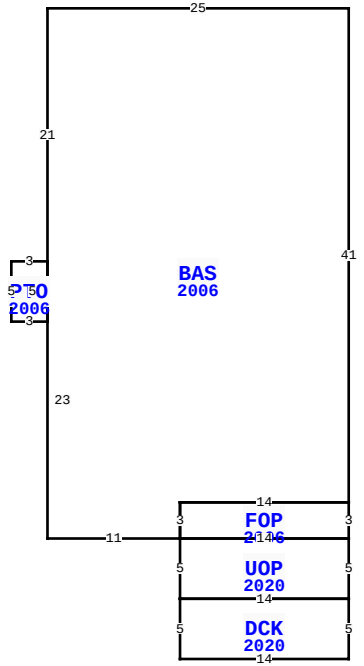
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Foundation | 02 | CONCR SLAB 100 |
| Frame | 02 | WOOD FRAME 100 |
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior 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 | | |

## WAKULLA COUNTY PROPERTY

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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$.

## 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 | |

## 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 06/17/2026 BY SYS