

DONNELLA HEIGHTS LOT 17
 OR 260 P 58 OR 712 P 640
 OR 838 P 860 OR 986 P 158

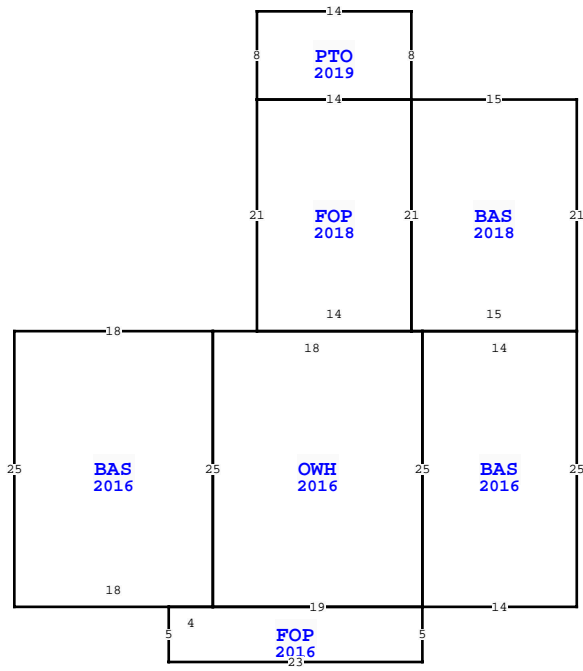
COOMBS ERIC ARNOLD
 51 CRAWFORD AVE
 CRAWFORDVILLE, FL 32327

2024

00-00-078-113-10722-013

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	10	LAMINATED	60		
Interior Floo	14	CARPET	40		
Heating Type	04	AIR DUCTED	100		
Air Condition	03	CENTRAL	100		
Bedrooms			4	100	
Bathrooms			3	100	
Story Height			0	100	
Stories	1.		1.	100	
Units			0	100	
Quality	08	FAIR			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	3	MKT AREA		10	
NEIGHBORHOOD/LOC	144.00		1.25/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	350	100	2016	350	38,682
BAS	450	100	2016	450	49,735
BAS	315	100	2018	315	34,815
FOP	115	30	2016	34	3,758
FOP	294	30	2018	88	9,726
OWH	475	100	2016	475	52,498
PTO	112	5	2019	6	663
TOTALS	2,111			1,718	189,875

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%	- 2017		Heated Area: 1590					HX Base Yr 2017	



WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY				STANDARD		
VALUATION BY		Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE				189,875		
TOTAL MARKET OB/XF VALUE				17,374		
TOTAL LAND VALUE - MARKET				10,000		
TOTAL MARKET VALUE				217,249		
SOH/AGL Deduction				82,455		
ASSESSED VALUE				134,794		
TOTAL EXEMPTION VALUE		HX HB		50,000		
BASE TAXABLE VALUE				84,794		
TOTAL JUST VALUE				217,249		
NCON VALUE				0		
INCOME VALUE				0		
PREVIOUS YEAR MKT VALUE				220,219		
5 YR PRCL CK, PU XFOB - FUTURE PAPER						
QC FW CC						
1450						
PU NEW TRAV, CORR DIMS FO LN 8, PU XFOB 0940,						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
OBN21-00031	SOLAR PANELS-CC	0	11/09/2021			
OBN21-00007	GAS-CC	0	04/16/2021			
21000424	GENERATOR-CO	0	04/15/2021			
18000215	ADDITION-CO	0	03/12/2018			
17000549	ENCLOSURE-CO	0	05/03/2017			
17000422	ELECTRIC	0	03/27/2017			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1004/0783	7/05/2016	WD	Q	I	01	129,900
GRANTOR: JASON WESSINGER CONST						
GRANTEE: COOMBS ERIC ARNOLD						
0986/0158	11/25/2015	WD	Q	V	01	7,800
GRANTOR: PECK GERALD D & JUDIT						
GRANTEE: JASON WESSINGER CON						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2018] W15 S21 E15 BAS=[YR=2016] W14 OWH=[YR=2016] W1 FOP=[YR=2018] N21 PTO=[YR=2019] N8 W14 S8 E14\$ W14 S21 E14\$ W18 BAS=[YR=2016] W18 S25 E18 N25\$ S25 FOP=[YR=2016] W4 S5 E23 N5 W19\$ E19 N25\$ S25 E14 N25\$ N21\$.						

EXTRA FEATURES															51 CRAWFORD AVE, 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
1	0210	CONCRETE D	0	100	33	20	660.00	SF	7.50	7.50	100	2016	2016	3	72	3,564	
2	0211	CONCRETE W	0	100	33	3	99.00	SF	7.50	7.50	100	2016	2016	3	72	535	
3	0025	BARN, POLE	0	100	24	24	576.00	SF	15.63	15.63	100	2017	2017	3	76	6,840	
4	0630	METAL UTL	0	100	24	12	288.00	SF	10.00	10.00	100	2017	2017	3	76	2,189	
5	0700	PORT BLDG	0	100	12	6	72.00	SF	10.00	10.00	100	2017	2017	3	88	634	
6	0060	DECK WOOD	0	100	12	6	72.00	SF	6.25	6.25	100	2017	2017	3	91	410	
7	0955	PRIVACY FE	0	100	0	0	80.00	LF	18.75	18.75	100	2017	2017	3	91	1,365	
8	0211	CONCRETE W	0	100	37	3	60.00	SF	7.50	7.50	100	2017	2017	3	76	342	
9	0940	OPEN SHED	0	100	14	24	336.00	SF	5.00	5.00	100	2020	2020	3	89	1,495	
10	1450	SOLAR PANE	0	100	0	0	37.00	UT	0.00	0.00	100	2021	2021	3	93	0	
TOTALS															17,374		

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	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	10,000.00	10,000.00	10,000							