LOT 90 HS P-1-7-M-27
LOT 9 BLOCK B OF UNRECORDED
PLAT OF WAKULLA HIGHLANDS

ALLEN GERMAN E/ALLEN JANICE L
3440 COASTAL HWY
CRAWFORDVILLE, FL 32327

2024

00-00-090-000-11629-009

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	13	GALVALUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	10	LAMINATED 100
Heating Type	02	CONVECTION 100
Air Condition	02	WINDOW 100
Bedrooms		2 100
Bathrooms		1 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
Quality	08	FAIR
DOR CODE	0100	SINGLE FAMILY

MAP NUM: 5 | MKT AREA: 08

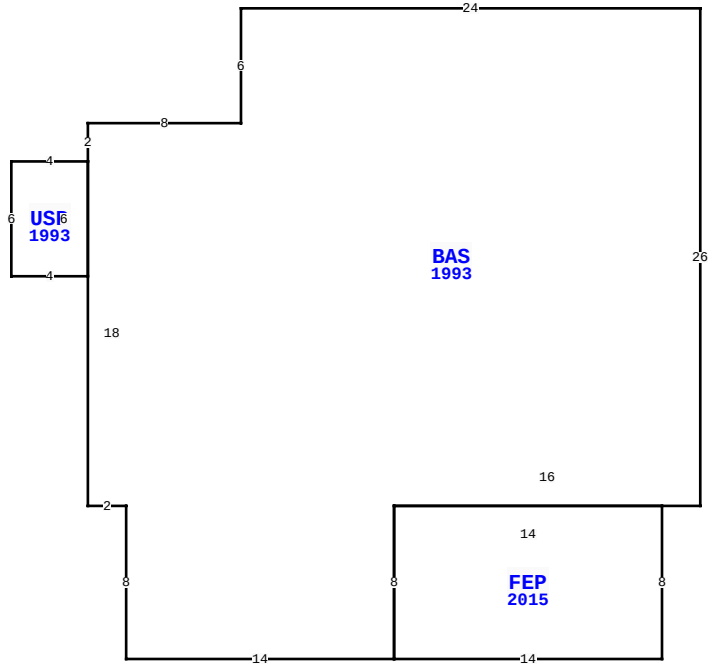
NEIGHBORHOOD/LOC: 000 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	896	100	1993	896	37,900
FEP	112	80	2015	90	3,807
USP	24	40	1993	10	423
TOTALS	1,032			996	42,130

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	996	87.3000	82.94	82,608	1974	1974	0	0	0	49.00	51.00

1 SINGLE FAM 100% - 2007 Heated Area: 986 HX Base Yr 2007



3440 COASTAL HWY, CRAWFORDVILLE

BLD DATE	11/01/2019	FRAK	LGL DATE		
XF DATE	11/01/2019	FRAK	LAND DATE	11/01/2019	FRAK
INC DATE			AG DATE		

WAKULLA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		42,130
TOTAL MARKET OB/XF VALUE		12,314
TOTAL LAND VALUE - MARKET		17,000
TOTAL MARKET VALUE		71,444
SOH/AGL Deduction		5,613
ASSESSED VALUE		65,831
TOTAL EXEMPTION VALUE	HA HAB 13	65,831
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		71,444
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		72,469

2022 AG RENEWAL RECD

2021 T&P RENEWAL RECD

RCVR

5 YR PRCL CH, PU TRAV & XFOB LN 12-15, CHG

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S6 W8 S2 USP=[YR=1993] W4 S6 E4N6$ S18 E2 S8 E14 FEP=[YR=2015] E14 N8 W14 S8$ N8 E16 N26$.

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	0620	WOOD UTL B	0	100	28	12	336.00	SF	6.00	6.00	100	1974	1974	3	20	403	
2	0940	OPEN SHED	0	100	29	20	580.00	SF	4.00	4.00	100	1980	1980	3	20	464	
3	0700	PORT BLDG	0	100	10	8	80.00	SF	8.00	8.00	100	1980	1980	3	20	128	
4	0080	4' CHAINLI	0	100	0	0	160.00	LF	13.00	13.00	100	1980	1980	3	20	416	
5	0770	PUMP HOUSE	0	100	8	6	48.00	SF	5.00	5.00	100	1980	1980	3	0	0	
6	0620	WOOD UTL B	0	100	14	12	168.00	SF	6.00	6.00	100	1980	1980	3	20	202	
7	0620	WOOD UTL B	0	100	14	8	112.00	SF	6.00	6.00	100	1980	1980	3	20	134	
8	0025	BARN,POLE	0	100	30	24	720.00	SF	12.50	12.50	100	2008	2008	3	34	3,060	
9	0810	UNFINISH S	0	100	12	12	144.00	SF	19.00	19.00	100	2014	2014	3	82	2,244	
10	0060	DECK WOOD	0	100	12	4	48.00	SF	5.00	5.00	100	2014	2014	3	79	190	

LAND DESCRIPTION

TOTAL OB/XF 7,241

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	17,000.00	17,000.00	17,000							

REVIEW DATE 11/01/2019 BY FRAK Total Acres: 1.00 Total Land Value: 17,000 Market: 0 Agricultural: 0 Common: 17,000 PRINTED 06/17/2026 BY SYS

LOT 90 HS P-1-7-M-27
LOT 9 BLOCK B OF UNRECORDED
PLAT OF WAKULLA HIGHLANDS

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DOR CODE	0100	SINGLE FAMILY	
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NEIGHBORHOOD/LOC	000	1.00/	

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TOTALS					

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WAKULLA COUNTY PROPERTY

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NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		72,469

OBITS.

JANICE LORANE ALLEN DOD 4/26/2019 PER TALL

2019 T&P RENEWAL REC'D

PU XFOB LN 5-11

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

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
11	0700	PORT BLDG	0	100	14	10	140.00	SF	8.00	8.00	100	2012	2012	3	78	874	
12	0940	OPEN SHED	0	100	10	30	300.00	SF	4.00	4.00	100	2015	2015	3	67	804	
13	0625	PORT WD UT	0	100	12	16	192.00	SF	6.00	6.00	100	2016	2016	3	72	829	
14	0700	PORT BLDG	0	100	10	16	160.00	SF	8.00	8.00	100	2017	2017	3	88	1,126	
15	0700	PORT BLDG	0	100	10	20	200.00	SF	8.00	8.00	100	2018	2018	3	90	1,440	

LAND DESCRIPTION

TOTAL OB/XF 5,073

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

REVIEW DATE 11/01/2019 BY FRAK Total Acres: 1.00 Total Land Value: 17,000 Market: 0 Agricultural: 0 Common: 17,000 PRINTED 06/17/2026 BY SYS