

MILL HOLLOW LOT 9  
 OR 190 P 447 OR 208 P 338  
 OR 707 P 798 OR 954 P 540

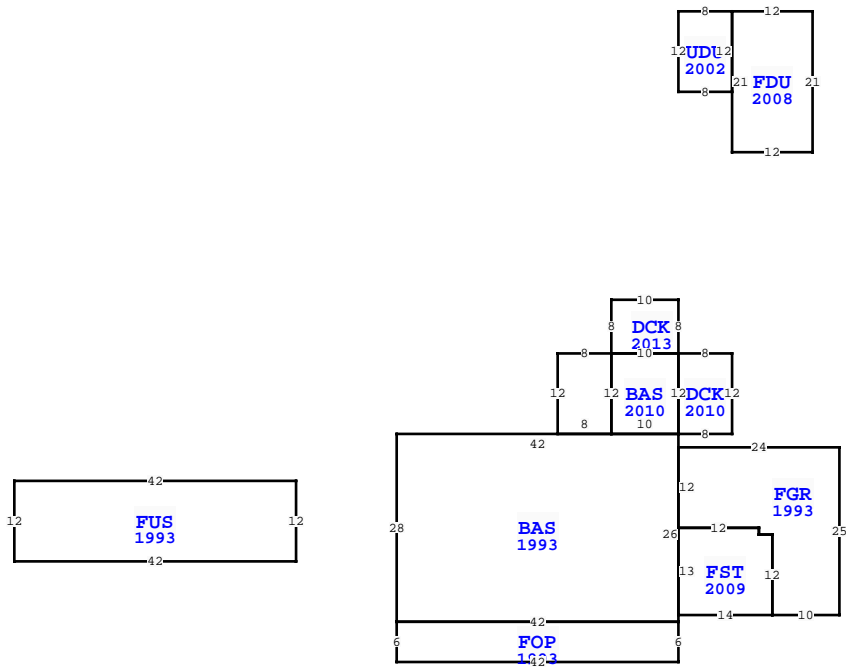
COHEN JAMES M JR/COHEN SHARAN  
 20 SARAH CT  
 CRAWFORDVILLE, FL 32327

**2024**

01-4S-02W-240-01789-A09

ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	19	COMMON	BRK	80	
Exterior Wall	30	VINYL	20		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	70		
Interior Floo	08	SHT	VINYL	30	
Heating Type	04	AIR	DUCTED	100	
Air Condition	03	CENTRAL	100		
Bedrooms		3	100		
Bathrooms		2	100		
Story Height		0	100		
Stories	1.5	1.5	100		
Units		0	100		
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	5	MKT AREA	10		
NEIGHBORHOOD/LOC	169.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,176	100	1993	1,176	88,527
BAS	120	100	2010	120	9,034
DCK	96	10	2010	10	753
DCK	176	10	2013	18	1,355
FDU	252	65	2008	164	12,346
FGR	420	50	1993	210	15,808
FOP	252	30	1993	76	5,721
FST	180	55	2009	99	7,452
FUS	504	100	1993	504	37,940
UDU	96	55	2002	53	3,990
TOTALS	3,272			2,430	182,925

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%	- 2018		Heated Area: 1800					HX Base Yr 2018	



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		182,925	
TOTAL MARKET OB/XF VALUE		7,288	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		240,213	
SOH/AGL Deduction		49,922	
ASSESSED VALUE		190,291	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		140,291	
TOTAL JUST VALUE		240,213	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		243,075	
5 YR CHK NC			
LN 2, PU XFOB LN 5-6			
5 YR PRCL CH, PU CORR TRAV, CORR DIMENS XFOB			
ADD HX FOR 2018			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2014515	RE-ROOF	0	06/19/2014
2009888	MECH	0	11/02/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1035/0080	5/19/2017	WD Q	Q	I	01	195,000
GRANTOR: TURNER MICHAEL WILLIA						
GRANTEE: COHEN JAMES M JR &						
0954/0540	10/29/2014	WD Q	Q	I	01	165,000
GRANTOR: YOUNG MARK E & PEGGY						
GRANTEE: TURNER MICHAEL WILL						

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	0140	FIRE PLACE	0	100	0	0		1.00	UT 1,900.00	1,900.00	100	1993	1993	3	50	950
2	0210	CONCRETE D	0	100	122	10		1,220.00	SF 6.00	6.00	100	1993	1993	3	20	1,464
3	0211	CONCRETE W	0	100	64	3		192.00	SF 6.00	6.00	100	1993	1993	3	20	230
4	0955	PRIVACY FE	0	100	0	0		160.00	LF 15.00	15.00	100	1999	1999	3	0	0
5	0210	CONCRETE D	0	100	0	0		270.00	SF 6.00	6.00	100	1993	1993	3	20	324
6	0955	PRIVACY FE	0	100	0	0		384.00	LF 15.00	15.00	100	2013	2013	3	75	4,320
TOTAL OB/XF												7,288				

BUILDING NOTES											
DCK=[YR=2010] E8 N12 PTR=N30 FDU=[YR=2008] E12 N21 W12											
UDU=[YR=2002] W8 S12 E8 N12\$ S21\$ S30\$ W8 S12\$ BAS=[YR=2010] N12 DCK=[YR=2013] N8 W10 S8 W8 S12 E8 N12 E10\$ W10 S12 E10 \$											
BAS=[YR=1993] W42 PTR=W15 S7 FUS=[YR=1993] W42 S12 E42 N12\$											
N7 E15\$ S28 E42 FOP=[YR=1993] W42 S6 E42 N6\$ N26											
FGR=[YR=1993] S12 E12 S1 E2 S12 FST=[YR=2009] N12 W2 N1 W12											
S13 E14\$ E10 N25 W24\$ N2\$.											

LAND DESCRIPTION																								
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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							