SURF
BLOCK B LOTS 1 & 20
DB 30 P 282

COWIE PRESTON E TRUSTEE/THE COWIE LIVING TRUST
3108 AVON CIRCLE
TALLAHASSEE, FL 32312

2024

03-6S-02W-035-03724-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Foundation	05	PILE CONCR 100
Frame	02	WOOD FRAME 100
Exterior Wall	11	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	GALVALUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	VYL PLANK 100
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2 100
Story Height		0 100
Stories	2.	2. 100
Units		0 100
Quality	03	AVERAGE
DOR CODE	0100	SINGLE FAMILY

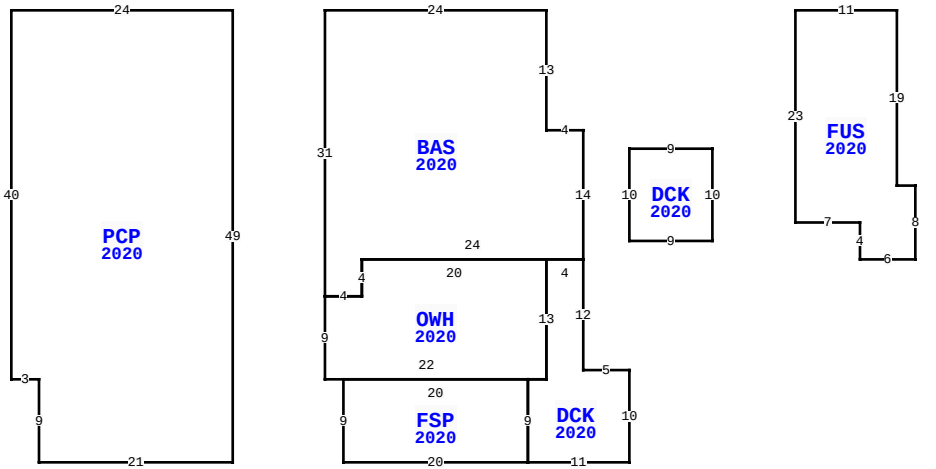
MAP NUM: 4 | MKT AREA: 03
NEIGHBORHOOD/LOC: 35.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	2020	720	90,897
DCK	90	10	2020	9	1,136
DCK	156	10	2020	16	2,020
FSP	180	55	2020	99	12,498
FUS	285	100	2020	285	35,980
OWH	296	100	2020	296	37,368
PCP	1,149	10	2020	115	14,518
TOTALS	2,876			1,540	194,418

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,540	137.0000	130.15	200,431	2020	2020	0	0	0	3.00	97.00

2 SINGLE FAM 0% - 0 Heated Area: 1301 HX Base Yr



14 DRIFTWOOD DR, PANACEA

BLD DATE	12/04/2020	MMJT	LGL DATE
XF DATE	12/04/2020	MMJT	LAND DATE 12/04/2020 MMJT
INC DATE			AG DATE

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	194,418
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	107,500
TOTAL MARKET VALUE	301,918
SOH/AGL Deduction	7,355
ASSESSED VALUE	294,563
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	294,563
TOTAL JUST VALUE	301,918
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	303,922

5 YR PRCL CK, PU NEW SFD. DEL XFOB LN 4-6
DC ROSEMARY MILES COWIE OR 1116 P 759
MICHAEL, DEMO 1950 SFD (GONE) DEL XFOB LN 2-4
5 YR PRCL CH, DAMAGE REVIEW FOR HURRICANE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001025	SFD-CO	0	01/07/2020
16001268	RE-ROOF-CO	0	12/14/2016
2005977	REPAIR PORCH	0	07/14/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1304/0594	3/13/2023	WD	U	V	11	100
GRANTOR: COWIE PRESTON E						
GRANTEE: COWIE PRESTON E TRU						
0127/0724	1/02/1987	WD	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W24 PTR=W10 PCP=[YR=2020] W24 S40 E3 S9 E21 N49$ E10$ S31 E4 N4 E24 PTR=E5 N2 DCK=[YR=2020] E9 N10 W9 S10$ S2 W5$ DCK=[YR=2020] W4 S13 OWH=[YR=2020] N13 W20 S4 W4 S9 E22 FSP=[YR=2020] W20 S9 E20 N9$ E2$ W2 S9 E11 N10 W5 N12$ PTR=E30 FUS=[YR=2020] E6 N8 W2 N19 W11 S23 E7 S4$ W30$ N14 W4 N13$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000132	C	SFR RIVER	0			50.00	150.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							
2	000000	C	VAC RES	0			50.00	150.00	1.00	LT		1.00	1.00	1.00	7,500.00	7,500.00	7,500							

REVIEW DATE 12/04/2020 BY MMJT Total Acres: 0.34 Total Land Value: 107,500 Market: 0 Agricultural: 0 Common: 107,500 PRINTED 04/22/2026 BY SYS