P-3-3-M-10
A TRACT OF LAND CONTAING
46.35 AC M/L LOCATED IN THE

CRAIG O COWART REVOCABLE TRUST/COWART CRAIG O TRUS
3771 NOTTINGHAM DR
TARPON SPRINGS, FL 34688

2024

08-4S-04W-000-00238-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NO AG ACREAGE	
MAP NUM	5	MKT AREA	13
NEIGHBORHOOD/LOC	000	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

ALLEN LAKE RD, SOPCHOPPY

BLD DATE		LGL DATE	
XF DATE	09/09/2021 JSJS	LAND DATE	09/09/2021 MMJS
INC DATE		AG DATE	

WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	151,225
TOTAL MARKET VALUE	151,225
SOH/AGL Deduction	149,615
ASSESSED VALUE	1,610
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,610
TOTAL JUST VALUE	151,225
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	151,225

COA RQSTD CRAIG COWART SEE SCANS
2022 TRIM RETURNED TO SENDER - UTF
5 YR PRCL CH, N/C
2021 AG REMOVED

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1142/0668	3/02/2020	WD	U	V	30	100
GRANTOR: COWART CRAIG O						
GRANTEE: COWART CRAIG O TRUS						
0208/0319	3/15/1993	QC	U	V		100
GRANTOR:						
GRANTEE:						

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

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	009930	C	AC-RURAL	0			0.00	0.00	35.35	AC		1.00	1.00	1.00	3,500.00	3,500.00	123,725							
2	009930	C	AC-RURAL	0			0.00	0.00	11.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	27,500							

REVIEW DATE 09/09/2021 BY MMJS Total Acres: 46.35 Total Land Value: 151,225 Market: 0 Agricultural: 0 Common: 151,225 PRINTED 04/29/2026 BY SYS