

DOUIN PLANTATION
 LOT 1 OR 1935 P 535
 OR 1035 P 536

DOUIN ROBERT J/DOUIN KATHLEEN J
 76 JOSHIES WAY
 CRAWFORDVILLE, FL 32327-1686

2024

15-3S-01E-391-05170-L03

ELEMENT		CD	CONSTRUCTION
Foundation	02	CONCR	SLAB 100
Frame	05	WOOD	FRAME 100
Exterior Wall	02	HARDIE	BRD 50
Exterior Wall	11	AVERAGE	50
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR	MT 100
Interior Wall	05	DRYWALL	100
Interior Floo	07	VYL PLANK	100
Heating Type	04	AIR DUCTED	100
Air Condition	03	CENTRAL	100
Bedrooms			4 100
Bathrooms			4 100
Story Height			0 100
Stories	1.		1. 100
Units			0 100
Quality	07		GOOD
DOR CODE	5000		IMPRVD AG RES
MAP NUM	1		MKT AREA 01
NEIGHBORHOOD/LOC	000		1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	3,160	100	2018
FOP	111	30	2018
FSP	205	55	2018
PTO	20	5	2018
PTO	208	5	2018
TOTALS	3,704		

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%	- 2019								
Heated Area: 3160						HX Base Yr 2019					
76 JOSHIES WAY, CRAWFORDVILLE											
BLD DATE	02/20/2018	FRSR	LGL DATE	02/25/2019	RTSR						
XF DATE	02/25/2019	RTSR	LAND DATE	02/25/2019	RTSR						
INC DATE			AG DATE								

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		406,534	
TOTAL MARKET OB/XF VALUE		47,229	
TOTAL LAND VALUE - MARKET		112,900	
TOTAL MARKET VALUE		475,127	
SOH/AGL Deduction		45,468	
ASSESSED VALUE		429,659	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		379,659	
TOTAL JUST VALUE		566,663	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		475,865	
2022 AG RENEWAL RECD			
2021 AG RENEWAL REC'D			
APPROVE AG FOR 2019			
5 YR PRCL CH, PU XFOB LN 6-8, CORR PRCL CODE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000718	SWIMMING POOL	0	07/11/2018
17001644	SAFE INSP	0	11/20/2017
17000883	SFD-CO	0	07/05/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1035/0536	5/03/2017	WD	Q	V	05	208,525
GRANTOR: THOMPSON JAMES J & HE						
GRANTEE: DOUIN ROBERT J & KA						
1035/0535	5/03/2017	QC	U	V	11	100
GRANTOR: LARSON JENNA & THOMAS						
GRANTEE: THOMPSON JAMES J &						

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	0210	CONCRETE D	0	100	24	30	SF	6.00	6.00	100	2018	2018	3	80	3,456	
2	0211	CONCRETE W	0	100	70	4	SF	6.00	6.00	100	2018	2018	3	80	1,344	
3	0211	CONCRETE W	0	100	6	4	SF	6.00	6.00	100	2018	2018	3	80	115	
4	0130	FIRE PLACE	0	100	0	0	UT	1,300.00	1,300.00	100	2018	2018	3	90	1,170	
5	0700	PORT BLDG	0	100	10	12	SF	8.00	8.00	100	2017	2017	3	88	845	
6	0080	4' CHAINLI	0	100	0	0	LF	13.00	13.00	100	2018	2018	3	80	1,227	
7	0209	CONCRETE P	0	100	0	0	SF	8.00	8.00	100	2018	2018	3	80	5,376	
8	0230	POOL, CONCR	0	100	18	36	SF	65.00	65.00	100	2018	2018	3	80	33,696	
TOTAL OB/XF 47,229																

BUILDING NOTES									
BAS=[YR=2018] W14 PTO=[YR=2018] W26 S8 E26 N8\$ S8									
FSP=[YR=2018] W26 S5 E3 R3 D3 D3 R12 R8 U8 N3\$ S3 D8									
L8 L12 U3 U3 L3 W3 N13 W23 S12 W5 S31 PTO=[YR=2018] W5									
S4 E5 N4\$ S10 E3 S1 E22 N1 E10 FOP=[YR=2018] S3 E17 N3 U5 L5									
W7 L5 D5 \$ U5 R5 E7 R5 D5 S2 E16 N12 E2 N17 W2 N26\$.									

BUILDING DIMENSIONS									
BAS=[YR=2018] W14 PTO=[YR=2018] W26 S8 E26 N8\$ S8									
FSP=[YR=2018] W26 S5 E3 R3 D3 D3 R12 R8 U8 N3\$ S3 D8									
L8 L12 U3 U3 L3 W3 N13 W23 S12 W5 S31 PTO=[YR=2018] W5									
S4 E5 N4\$ S10 E3 S1 E22 N1 E10 FOP=[YR=2018] S3 E17 N3 U5 L5									
W7 L5 D5 \$ U5 R5 E7 R5 D5 S2 E16 N12 E2 N17 W2 N26\$.									

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000110	C	SFR RURAL	100		AG	0.00	0.00	1.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,000							
2	005970	A	TIMBER MIX 1	0		AG	0.00	0.00	19.58	AC		1.00	1.00	1.00	325.00	325.00	6,364							

