



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	11	CLAY TILE 40
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		3 100
Story Height		0 100
Stories	2.	2. 100
Units		0 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	0%	- 2024		478,035	2013	2013	0	0	10.00	90.00	Heated Area: 2611 HX Base Yr	

7450 COASTAL HWY, CRAWFORDVILLE

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	0030	BARN_POLE	0	0	60	32	SF	9.00	9.00	100	2013	2013	3	57	9,850	
2	0210	CONCRETE D	0	0	24	21	SF	6.00	6.00	100	2013	2013	3	57	1,724	
3	0130	FIRE PLACE	0	0	0	0	UT	1,300.00	1,300.00	100	2013	2013	3	80	1,040	
4	0055	PORTABLE C	0	0	18	20	SF	3.00	3.00	100	2015	2015	3	67	724	
5	0080	4' CHAINLI	0	0	0	0	LF	13.00	13.00	100	2015	2015	3	67	4,094	
6	0005	ELEVATOR	0	0	0	0	UT	29,000.00	29,000.00	100	2013	2013	3	80	23,200	

EXTRA FEATURES					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,747	100	2012	1,747	236,506
CAN	112	30	2013	34	4,603
FCP	483	25	2013	121	16,381
FOP	83	30	2013	25	3,385
FOP	119	30	2013	36	4,874
FOP	248	30	2013	74	10,018
FSP	448	55	2015	246	33,303
FUS	864	100	2013	864	116,967
UST	69	45	2015	31	4,197
TOTALS	4,173			3,178	430,232

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 2	
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		443,487	
TOTAL MARKET OB/XF VALUE		40,632	
TOTAL LAND VALUE - MARKET		162,500	
TOTAL MARKET VALUE		509,900	
SOH/AGL Deduction		0	
ASSESSED VALUE		509,900	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		509,900	
TOTAL JUST VALUE		646,619	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		506,354	
2024 AG APP RECVD APPROVED			
2022 AG APP RECVD APPROVED			
2021 AG RENEWAL RECD			
CAPPED VALUE, ELEVATOR IS NEW DISCOVERY ITEM			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB24-000336	HVAC CHANGE OUT		08/06/2024
OBN24-00016	IN-GROUND POOL		04/02/2024
OBN21-00023	INSTALL GENERATOR		08/18/2021
2013482	GAS	0	07/18/2013
2012822	SFD-CO	0	12/11/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1322/0300	7/19/2023	WD Q	Q	I	01	679,000
GRANTOR: STEVENS BRIAN R & SHA						
GRANTEE: STARK MICHAEL J & A						
1202/0708	4/09/2021	WD Q	Q	I	01	530,000
GRANTOR: GRANT MICHAEL C & ANN						
GRANTEE: STEVENS BRIAN R & S						

BLD DATE		01/11/2021	FRJT	LGL DATE	09/18/2013	KLSR
XF DATE		01/11/2021	FRJT	LAND DATE		
INC DATE				AG DATE		

BUILDING NOTES	
BAS=[YR=2012] W8 D5 L5 W9 CAN=[YR=2013] N14 FCP=[YR=2013] N21 UST=[YR=2015] N3 W23 S3 E23\$ W23 S21 E23\$ W8 S14 E8 \$ FSP=[YR=2015] W22 S35 FOP=[YR=2013] S8 E31 N8 W31\$ E8 N23E14 N12\$ S12 W14 S23 E23 S17 D5 R5 E8 U5 R5 N11 E2 N22 W2 N19 U5 L5 \$ PTR=E20 FOP=[YR=2013] D5 L5 S1 E18 FUS=[YR=2013] W18 S48 FOP=[YR=2013] S3 D5 R5 E8 U5 R5 N3 W18\$ E18 N48\$ N1 U5 L5 W8\$ W20\$.	

LAND DESCRIPTION		TOTAL OB/XF																						
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	000110	C	SFR RURAL	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	20,000.00	20,000.00	20,000							
2	005400	A	TIMBER 1 PLA	0			0.00	0.00	8.00	AC		1.00	1.00	1.00	325.00	325.00	2,600							
3	005996	A	AG WETLAND	0					1.75	AC		1.00	1.00	1.00	100.00	100.00	175							
4	005920	A	TIMB/PAST	0					9.25	AC		1.00	1.00	1.00	325.00	325.00	3,006							

GRANT'S ESTATE LOT 2
CONTAINING 20 AC
OR 866 P 432 ESMT

STARK FAMILY TRUST/STARK MICHAEL J ETAL
7450 COASTAL HIGHWAY
CRAWFORDVILLE, FL 32327

2024

23-3S-01E-369-05416-L02



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR	SLAB 100
Frame	05	STEEL	100
Exterior Wall	27	PREFIN	MTL 100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR	MT 100
Interior Wall	07	NONE	100
Interior Floor	03	CONC	FINSH 100
Heating Type	01	NONE	100
Air Condition	01	NONE	100
Story Height		0	100
Stories	1.	1.	100
Units		0	100
Quality	04	ABOVE AVERAGE	
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
PTO	9	5	2013
PTO	90	5	2013
UGR	1,200	40	2013
TOTALS	1,299		

MARKET ADJUSTMENTS																										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND															
2 SFR UFGR	0%	484	69.5500	31.30	15,149	2013	2013	0	0	12.50	87.50															
Heated Area: 0 HX Base Yr																										
<table border="1"> <tr> <td>BLD DATE</td> <td>01/11/2021</td> <td>FRJT</td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td>01/11/2021</td> <td>FRJT</td> <td>LAND DATE</td> <td>09/18/2013</td> </tr> <tr> <td>INC DATE</td> <td></td> <td></td> <td>AG DATE</td> <td></td> </tr> </table>												BLD DATE	01/11/2021	FRJT	LGL DATE		XF DATE	01/11/2021	FRJT	LAND DATE	09/18/2013	INC DATE			AG DATE	
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NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				506,354		
CHG TRAV BLDG 1, PU BLDG 2 & FEATURES.						
5 YR PRCL CK, PU XFOB LN 4-6, DEL XFOB LN 7						
PORTED 2019 VALUES FOR 2020 TX YR						
EMLD DR501R TO INDIAN RIVER CO- GRANT/A						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTEE: STEVENS BRIAN R & S						
BUILDING NOTES						
BUILDING DIMENSIONS						
UGR=[YR=2013] W40 S30 E15 PTO=[YR=2013] S3 E3 N3 W3\$ E7						
PTO=[YR=2013] S5 E18 N5 W18\$ E18 N30\$.						

EXTRA FEATURES												TOTAL OB/XF											
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