

LAKE ELLEN TERRACE UNIT 1
 BLOCK B LOT 12 OR 5 P 243
 OR 93 P 68 OR 255 P 898

COBURN CHARLES/COBURN JENNIFER
 8 TODDS TRL
 CRAWFORDVILLE, FL 32327

2024

23-4S-02W-025-02033-B12

ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	05	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 Floo	11	CLAY	TILE	50	
Interior Floo	14	CARPET	50		
Heating Type	04	AIR	DUCTED	100	
Air Condition	03	CENTRAL	100		
Bedrooms				3	100
Bathrooms				2	100
Story Height				0	100
Stories	1.			1.	100
Units				0	100
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	5	MKT AREA		08	
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,566	100	2007	1,566	149,328
BAS	440	100	2013	440	41,957
FOP	66	30	2007	20	1,907
FOP	119	30	2007	36	3,433
PTO	176	5	2007	9	858
TOTALS	2,367			2,071	197,484

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			235,100	2007	2007	0	0	16.00	84.00
Heated Area: 2006 HX Base Yr 2018											

WAKULLA COUNTY PROPERTY				
VALUATION SUMMARY			PAGE 1 of 1	
VALUATION BY		STANDARD		
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE		197,484		
TOTAL MARKET OB/XF VALUE		5,016		
TOTAL LAND VALUE - MARKET		6,800		
TOTAL MARKET VALUE		209,300		
SOH/AGL Deduction		39,738		
ASSESSED VALUE		169,562		
TOTAL EXEMPTION VALUE		HX HB 50,000		
BASE TAXABLE VALUE		119,562		
TOTAL JUST VALUE		209,300		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		211,568		
5 YR PRCL CH, PU XFOB LN 6				
ADD HX FOR 2018				
QUESTIONNAIRE UNRTND 2017, HX OK SOLD PROPERT				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
2013495	REMODEL RES	0	07/22/2013	
201135	REMODEL-CO	0	01/19/2011	
200750	SFD-CO	0	01/11/2007	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD	SALE PRICE
1032/0739	4/24/2017	WD Q	I 01	200,000
GRANTOR: MIDDLEBROOKS ALAN WAY				
GRANTEE: COBURN CHARLES & JE				
0949/0342	8/11/2014	QC U	I 30	60,000
GRANTOR: MIDDLEBROOKS JENNIFER				
GRANTEE: MIDDLEBROOKS ALAN &				
BUILDING NOTES				
BUILDING DIMENSIONS				
BAS=[YR=2007] W30 N11 FOP=[YR=2007] S11 E6 N11 PTO=[YR=2007] S11 E16 N11 W16\$ W6\$ W20 S20 BAS=[YR=2013] N20 W22 S20 E22\$ E6 S25 E14 N12 FOP=[YR=2007] S7 E17 N7 W17\$ E17 S12 E13 N34\$.				

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	37	20			6.00	100	2007	2007	3	30	1,332	
2	0211	CONCRETE W	0	100	80	4			6.00	100	2007	2007	3	30	576	
3	0955	PRIVACY FE	0	100	0	0			15.00	100	2007	2007	3	40	1,296	
4	0940	OPEN SHED	0	100	14	10			4.00	100	2007	2007	3	30	168	
5	0625	PORT WD UT	0	100	20	10			6.00	100	2012	2012	3	52	624	
6	0210	CONCRETE D	0	100	20	10			6.00	100	2019	2019	3	85	1,020	

TOTAL OB/XF												5,016				
BLD DATE	03/26/2019	MMAK	LGL DATE													
XF DATE	03/26/2019	MMAK	LAND DATE	03/26/2019	MMAK											
INC DATE			AG DATE													

LAND DESCRIPTION												TOTAL OB/XF												5,016				
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	6,800.00	6,800.00	6,800											