25-2S-1W P-2-9-M-66
LOT 1 & ADDITION TO LOT 1 IN
UNRECORDED PLAT OF

THE DOUGLAS E COLEMAN FAMILY TRUST/COLEMAN DOUGLAS
P O BOX 3540
TALLAHASSEE, FL 32315

2024

25-2S-01W-000-04035-009

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT RESIDENTIAL	
MAP NUM	1	MKT AREA	09
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

ASHLEY HALL RD, CRAWFORDVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	09/21/2017 RTSR
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	15,500
TOTAL MARKET VALUE	15,500
SOH/AGL Deduction	7,248
ASSESSED VALUE	8,252
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	8,252
TOTAL JUST VALUE	15,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	12,400

5 YR PRCL CK NC
5 YR PRCL CH, N/C
ADD CHG PER DOUGLAS VIA TCO
5YR PRCL CK, N/C

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1071/0772	5/02/2018	QC	U	V	11	100
GRANTOR: COLEMAN DOUGLAS E						
GRANTEE: COLEMAN DOUGLAS E A						
1009/0356	8/12/2016	QC	U	V	30	100
GRANTOR: WHITE ASHLEY C						
GRANTEE: COLEMAN DOUGLAS E						

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	000000	C	VAC RES	0			0.00	0.00	1.24	AC		1.00	1.00	1.00	12,500.00	12,500.00	15,500							

REVIEW DATE 04/11/2022 BY GEJS Total Acres: 1.24 Total Land Value: 15,500 Market: 0 Agricultural: 0 Common: 15,500 PRINTED 04/22/2026 BY SYS