

THE FLOWERS PHASE I
 LOT 28 OR 837 P 318
 OR 837 P 321 OR 1001 P 821

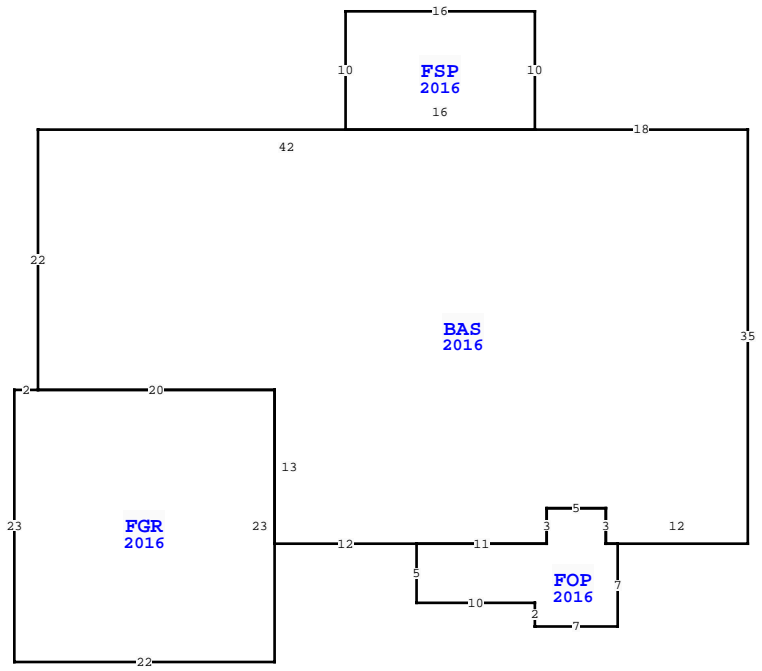
COKER MICHAEL T/COKER SANDRA R
 129 NANDINA WAY
 CRAWFORDVILLE, FL 32327

2024

31-2S-01W-337-04177-028

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 90				
20	FACE BRICK 10				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
12	HARDWOOD 90				
11	CLAY TILE 10				
13	HEAT PUMP 100				
13	HEAT PUMP 100				
	3 100				
	2 100				
	0 100				
1.	1. 100				
	0 100				
03	AVERAGE				
0100	SINGLE FAMILY				
2	MKT AREA	10			
337.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,825	100	2016	1,825	203,404
FGR	506	50	2016	253	28,198
FOP	114	30	2016	34	3,790
FSP	160	55	2016	88	9,808
TOTALS	2,605			2,200	245,199

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,200	118.5000	112.58	247,676	2016	2022	0	0	1.00	99.00
1 SINGLE FAM			100% - 2020	Heated Area: 1825		HX Base Yr 2020					



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		245,199	
TOTAL MARKET OB/XF VALUE		9,742	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		304,941	
SOH/AGL Deduction		85,589	
ASSESSED VALUE		219,352	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		169,352	
TOTAL JUST VALUE		304,941	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		292,993	
INCR EYB 2020-2022 HVAC B23-270 CC 4/4/2023			
INCR EYB 2016-2020 RE-ROOF CC 8-2022			
CLINE PORTED 2019 VALUES/01809-A18			
L/M NEED VA DISABILITY LETTER.			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23-000270	HVAC CHANGE OUT-C		03/30/2023
OB22-000418	RE-ROOF-CC	0	07/06/2022
16000605	SFD-CO	0	06/27/2016
20071406	SFD-EXPIRED	0	10/17/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1119/0372	7/26/2019	WD Q	Q	I	01	270,000
GRANTOR: CLINE RANDOLPH S						
GRANTEE: COKER MICHAEL T & S						
1017/0020	11/08/2016	WD Q	Q	I	01	242,200
GRANTOR: PAFFORD PROPERTIES &						
GRANTEE: CLINE RANDOLPH S						

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	0	0			6.00	100	2016	2016	3	72	9,638	
2	0211	CONCRETE W	0	100	6	4			6.00	100	2016	2016	3	72	104	

BUILDING NOTES									
129 NANDINA WAY, CRAWFORDVILLE									

BUILDING DIMENSIONS									
BAS=[YR=2016] W18 FSP=[YR=2016] N10 W16 S10 E16\$ W42 S22									
FGR=[YR=2016] W2 S23 E22 N23 W20\$ E20 S13 E12 FOP=[YR=2016] S5 E10 S2 E7 N7 W1 N3 W5 S3 W11\$ E11 N3 E5 S3 E12 N35\$.									

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	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							