DONNA KAY RIDGE LOT 4
OR 1109 P 359 OR 1310 P 419

COXWELL BRANDY/COXWELL TIMOTHY
196 OLD PLANK RD
CRAWFORDVILLE, FL 32327

2024

31-2S-02E-379-05001-M04

BUILDING CHARACTERISTICS

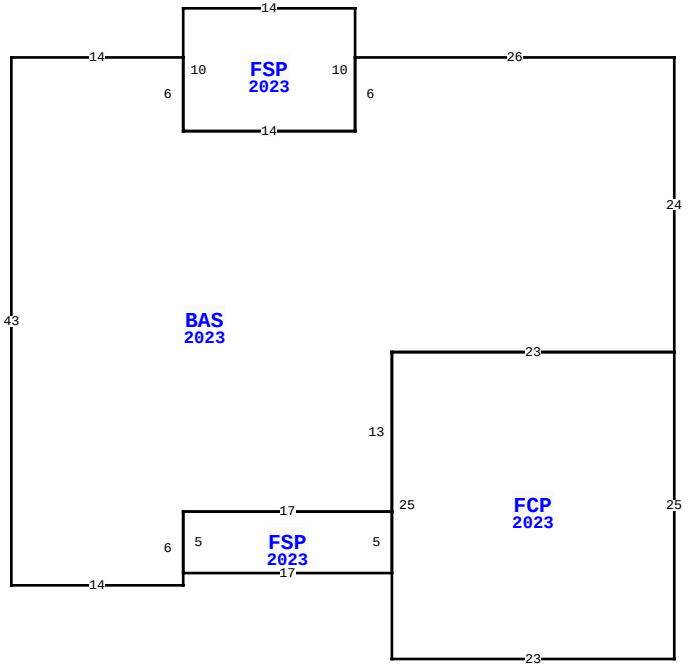
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	VYL PLANK 90
Interior Floo	11	CLAY TILE 10
Ceiling	06	Trey/Crown 100
Ceiling	09	9 FT 100
Ceiling	05	Coffered/Cove 50
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Units		0 100
Condition Adj	12	AVERAGE 100
Quality	03	AVERAGE
DOR CODE	0100	SINGLE FAMILY
MAP NUM	1	MKT AREA 09
NEIGHBORHOOD/LOC	379.00	1.25/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,699	100	2023	1,699	234,241
FCP	575	25	2023	144	19,853
FSP	85	55	2023	47	6,480
FSP	140	55	2023	77	10,616
TOTALS	2,499			1,967	271,190

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,967	116.1000	137.87	271,190	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2024 Heated Area: 1699 HX Base Yr 2024



196 OLD PLANK RD, CRAWFORDVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	01/02/2014 KLSR
INC DATE		AG DATE	

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
1	0210	CONCRETE D	0	100	0	0	1,200.00	SF	6.00	6.00	100	2024	2023		100	7,200	
2	0211	CONCRETE W	0	100	57	4	228.00	SF	6.00	6.00	100	2024	2023		100	1,368	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		271,190
TOTAL MARKET OB/XF VALUE		8,568
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		354,758
SOH/AGL Deduction		43,905
ASSESSED VALUE		310,853
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		260,853
TOTAL JUST VALUE		354,758
NCON VALUE		279,758
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		37,500

5YR PRCL CK NC

COA PER NCOA REPORT

2021 AG REMOVED

2019 AG NOTICE RECVD

PERMIT NUM	DESCRIPTION	AMT	ISSUED
PR22-000128	SFD-CO	0	01/05/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1310/0419	4/27/2023	WD	Q	I	01	483,400
GRANTOR: PAFFORD PROPERTIES &						
GRANTEE: COXWELL BRANDY & TI						
1109/0359	5/10/2019	WD	Q	I	05	200,000
GRANTOR: VARNUM ELLIOT & DONNA						
GRANTEE: PAFFORD PROPERTIES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=20,20] E14 S6 E14 N6 E26 S24 W23 S13 W17 S6 W14 N43 $
FSP=[YR=2023;ORIG=34,26] E14 N10 W14 S10 $
FSP=[YR=2023;ORIG=34,57] E17 S5 W17 N5 $
FCP=[YR=2023;ORIG=51,44] E23 S25 W23 N25 $
.

LAND DESCRIPTION

TOTAL OB/XF 8,568

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	000100	C	SFR	100					5.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	75,000							

REVIEW DATE 04/11/2021 BY GEJS Total Acres: 5.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/01/2026 BY SYS