

7 COASTAL WOODS DRIVE

Location	7 COASTAL WOODS DRIVE	MBLU	035/ / 002/ 004/
Acct#	7484	Owner	KRAKOWKA, JAMES L & MARY S REVOC TRST&
Assessment	\$340,900	Vision ID	105397
Building Count	1	Land Status	
KLT E		ROW	
Pres Name			

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$240,900	\$100,000	\$340,900

Owner of Record

Owner	KRAKOWKA, JAMES L & MARY S REVOC TRST&	Sale Price	\$0
Co-Owner	KRAKOWKA, JAMES L & MARY STRSTEEES	Certificate	
Address	918 MARGAUX TR THE VILLAGES, FL 32162	Book & Page	18491/0793
		Sale Date	11/16/2020
		Instrument	TR

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
KRAKOWKA, JAMES L & MARY S REVOC TRST&	\$0		18491/0793	TR	11/16/2020
KRAKOWKA, JAMES L &	\$359,000		18328/0755	TRD	07/31/2020
ANDERSON FAMILY TRUST	\$330,328		17743/0387	WD	06/29/2018
COMMON CARE INC	\$0		6848/0192	N	12/09/1993

Building Information

Year Built: 2018
Living Area: 2,097

Building Attributes	
Field	Description
Style:	Condo/SF
Model	Res Condo
Stories:	1.75
Grade Desc:	B-
Occupancy	1
Interior Wall 1:	Typical
Interior Wall 2:	
Interior Floor 1	Typical
Interior Floor 2	
Heat Fuel:	Oil/Gas
Heat Type:	FWA
AC Type:	Central
Ttl Bedrms:	3 Bedrooms
Ttl Bathrms:	2 Full
Ttl Half Bths:	1
Xtra Fixtres	2
Total Rooms:	6
Bath Style:	Typical
Kitchen Style:	Typical
Kitchen Type	
Kitchen Func	
Primary Bldg Use	
Htwtr Type	
Atypical	
Park Type	
Park Own	
Park Tandem	0
Fireplaces	
Num Part Bedrm	
Base Flr Pm	
Num Park	

A two-story Cape Cod style house with a gambrel roof, light gray siding, and a white porch. The house features a large front porch with white railings and a white garage door. A date stamp '09/25/2019' is visible in the bottom right corner.

(<https://images.vgsi.com/photos/KennebunkMEPhotos/\00\00\93\32.jp>

Region	0-14	15-24	25-34	35-44	45-54	55-64	65-74	75+
CRL BAS TQS	46	28	30	14	14	16	22	22
FGR FHS	6	14	14	14	6	14	14	14
FOP FHS	6	14	14	14	6	14	14	14

(ParcelSketch.ashx?pid=105397&bid=104104)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,064	1,064
TQS	Three Quarter Story	1,064	798
FHS	Half Story, Finished	392	235
CRL	Crawl Space	1,064	0
FGR	Garage, Framed	308	0
FOP	Porch, Open, Framed	84	0

Pct Low Ceiling	
Unit Locn	
Basement	None
Layout	Typ
(not used)	
Grade	B-
Stories:	2
Residential Units:	23
Exterior Wall 1:	A/V Siding
Exterior Wall 2:	
Roof Structure	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Cmrcl Units:	0
Res/Com Units:	0
Section #:	0
Section Style:	0
Foundation	
Xtra Field 1:	
Grade	

		3,976	2,097
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Extra Features

Extra Features			<u>Legend</u>
Code	Description	Size	Bldg #
FPLG	GAS FIREPLACE	1.00 UNITS	1

Land

Land Use		Land Line Valuation	
Use Code	1020	Size (Acres)	0.00
Description	CONDO MDL-05	Frontage	
Neighborhood		Depth	
	No	Assessed Value	\$100,000
Category			

Outbuildings

Outbuildings	<u>Legend</u>
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$240,900	\$100,000	\$340,900
4000	\$240,900	\$100,000	\$340,900
2023	\$240,900	\$100,000	\$340,900

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