

P-1-11-M-2 1.78 ACRES
M/L IN N 1/2 OR N 1/2 OF NE
1/4 OF HRS 2

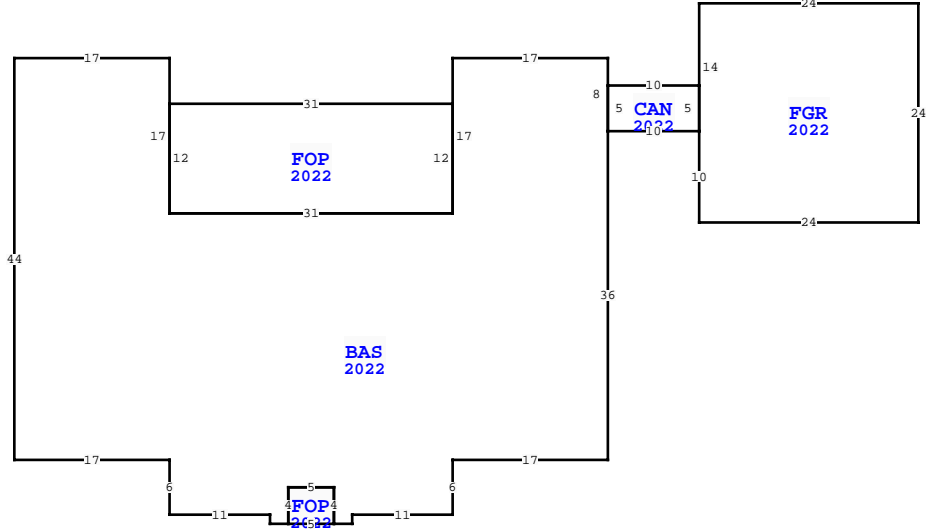
PICHARD JUSTIN P/MCKENZIE PICHARD JESSICA M
74 TIGER HAMMOCK RD
CRAWFORDVILLE, FL 32327

2024

00-00-002-000-06078-018

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		4 100
Bathrooms		3.5 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,929	118.4000	112.48	329,454	2022	2022	0	0	0	1.00	99.00		
1 SINGLE FAM 0% - 2024 Heated Area: 2508 HX Base Yr														



Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	1	MKT AREA 12			
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,508	100	2022	2,508	279,279
CAN	50	30	2022	15	1,670
FGR	576	50	2022	288	32,070
FOP	20	30	2022	6	668
FOP	372	30	2022	112	12,472
TOTALS	3,526			2,929	326,159

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			326,159
TOTAL MARKET OB/XF VALUE			19,727
TOTAL LAND VALUE - MARKET			17,800
TOTAL MARKET VALUE			363,686
SOH/AGL Deduction			0
ASSESSED VALUE			363,686
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			363,686
TOTAL JUST VALUE			363,686
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			364,283
0080 AND 0130			
JS PRMT CHK PU SFD & XFOBS 0210,0211,0250,			
5YR PRCL CK NC			
AG REMOVED NO APP RECVD			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000629	SFD-CO	0	07/02/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1270/0656	6/22/2022	WD	Q	I	01	410,000
GRANTOR: KENT DEVELOPMENT LLC						
GRANTEE: PICHARD JUSTIN P &						
1218/0093	5/27/2021	QC	U	V	11	100
GRANTOR: PICHARD JUSTIN PARKER						
GRANTEE: KENT DEVELOPMENT, L						

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	0	47	24	1,128.00	SF	6.00	6.00	100	2022	2022	3	97	6,565	
2	0211	CONCRETE W	0	0	0	0	288.00	SF	6.00	6.00	100	2022	2022	3	97	1,676	
3	0250	ASPHALT AV	0	0	0	0	3,301.00	SF	2.00	2.00	100	2022	2022	3	97	6,404	
4	0080	4' CHAINLI	0	0	0	0	302.00	LF	13.00	13.00	100	2022	2022	3	97	3,808	
5	0130	FIRE PLACE	0	0	0	0	1.00	UT	1,300.00	1,300.00	100	2022	2022	3	98	1,274	

74 TIGER HAMMOCK RD, CRAWFORDVILLE													
				BLD DATE					LGL DATE				
				XF DATE					LAND DATE				
				INC DATE					AG DATE				
TOTAL OB/XF 19,727													

BUILDING NOTES													

BUILDING DIMENSIONS													
FGR=[YR=2022] W24 S14 CAN=[YR=2022] N5 W10 S5 BAS=[YR=2022] N8 W17 S17 W31 FOP=[YR=2022] E31 N12 W31 S12\$ N17 W17 S44 E17 S6 E11 S1 E2 N4 E5 FOP=[YR=2022] W5 S4 E5 N4\$ S4 E2 N1 E11 N6 E17 N36\$ E10\$S10 E24 N24\$.													

LAND DESCRIPTION														TOTAL OB/XF 19,727										
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	0			0.00	0.00	1.78	AC		1.00	1.00	1.00	10,000.00	10,000.00	17,800							