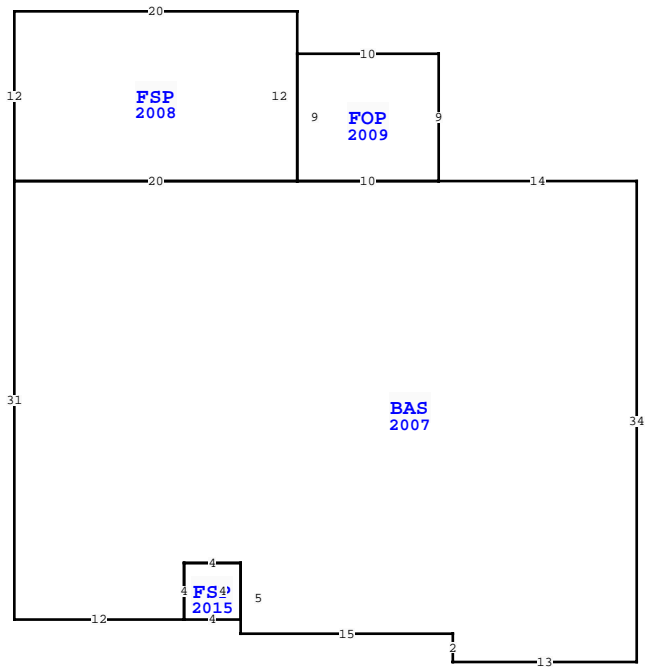


ELEMENT		CD	CONSTRUCTION		
Foundation	02	CONCR	SLAB	100	
Frame	05	WOOD	FRAME	100	
Exterior Wall	02	HARDIE	BRD	100	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL	100		
Interior Floor	11	CLAY TILE	50		
Interior Floor	14	CARPET	50		
Heating Type	04	AIR DUCTED	100		
Air Condition	03	CENTRAL	100		
Bedrooms			2	100	
Bathrooms			2.5	100	
Story Height			0	100	
Stories	2.		2.	100	
Units			0	100	
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	4	MKT AREA		10	
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,402	100	2007	1,402	145,930
FOP	90	30	2009	27	2,811
FSP	240	55	2008	132	13,739
FSP	16	55	2015	9	937
TOTALS	1,748			1,570	163,416

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,570	124.5000	118.28	185,700	2007	2011	0	0	12.00	88.00
2 SINGLE FAM 100% - 2022 Heated Area: 1402 HX Base Yr 2022											



WAKULLA COUNTY PROPERTY				PAGE 1 of 2	3	
VALUATION SUMMARY				STANDARD		
VALUATION BY		Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE				193,457		
TOTAL MARKET OB/XF VALUE				6,976		
TOTAL LAND VALUE - MARKET				23,250		
TOTAL MARKET VALUE				223,683		
SOH/AGL Deduction				9,116		
ASSESSED VALUE				214,567		
TOTAL EXEMPTION VALUE		HX HB VX WX		60,000		
BASE TAXABLE VALUE				154,567		
TOTAL JUST VALUE				223,683		
NCON VALUE				0		
INCOME VALUE				0		
PREVIOUS YEAR MKT VALUE				208,317		
CANCEL H5 - OWNER CAME IN, ADDRESS CHG, SHOULD NOT						
H5 DUE TO 2024 TRIM RTS; MAIL ADDR UPDATED PER USP						
INCR EYB 2007-2011 PRMT B22-000927						
DC KATHERINE ANN PECKHAM OR 1195 P 275						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
22000927	ROOF OVER-CC	0	09/12/2022			
16001061	MECH	0	10/21/2016			
201383	ENCLOSURE	0	02/11/2013			
2009197	REROOF POLE BARN	0	03/10/2009			
20081007	ENCLOSE 2 SIDE BA	0	12/08/2008			
2008852	POLE BARN	0	10/06/2008			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1369/0279	7/19/2024	QC	U	I	11	100
GRANTOR: PECKHAM TRACEY D						
GRANTEE: PECKHAM TRACEY D						
1255/0211	3/08/2022	QC	U	I	11	100
GRANTOR: PECKHAM JOHN M & PECK						
GRANTEE: PECKHAM TRACY D						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2007] W14 FOP=[YR=2009] N9 W10 S9 E10\$ W10						
FSP=[YR=2008] N12 W20 S12 E20\$ W20 S31 E12 FSP=[YR=2015] E4 N4 W4 S4\$ N4 E4 S5 E15 S2 E13 N34 \$.						

EXTRA FEATURES															TOTAL OB/XF		
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	45	24	1,080.00	SF	6.00	6.00	100	2007	2007	3	30	1,944	
2	0211	CONCRETE W	0	100	0	0	67.00	SF	6.00	6.00	100	2007	2007	3	30	121	
3	0130	FIRE PLACE	0	100	0	0	1.00	UT	1,300.00	1,300.00	100	2007	2007	3	68	884	
4	0211	CONCRETE W	0	100	30	5	150.00	SF	6.00	6.00	100	2007	2007	3	30	270	
5	0211	CONCRETE W	0	100	63	3	189.00	SF	6.00	6.00	100	2008	2008	3	34	386	
6	0211	CONCRETE W	0	100	90	3	270.00	SF	6.00	6.00	100	2008	2008	3	34	551	
7	0211	CONCRETE W	0	100	30	3	90.00	SF	6.00	6.00	100	2009	2009	3	39	211	
8	0770	PUMP HOUSE	0	100	8	8	64.00	SF	5.00	5.00	100	2009	2009	3	55	176	
9	0211	CONCRETE W	0	100	81	4	324.00	SF	6.00	6.00	100	2013	2013	3	57	1,108	
10	0955	PRIVACY FE	0	100	0	0	32.00	LF	15.00	15.00	100	2015	2015	3	83	398	

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	3.10	AC		1.00	1.00	1.00	7,500.00	7,500.00	23,250							

RAKIRK RANCHETTES  
TRACT NO 29-B P-1-43-M-11  
OR 162 P 105 OR 184 P 874

PECKHAM TRACEY D/PECKHAM JOHN M  
15 TENNESSEE WALKER RD  
CRAWFORDVILLE, FL 32327

**2024**

00-00-043-000-09801-043

ELEMENT		CD	BUILDING CHARACTERISTICS		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	12		MODULAR	MT	100	
Interior Wall	05		DRYWALL		50	
Interior Wall	06		CUST	PANEL	50	
Interior Floo	14		CARPET		90	
Interior Floo	11		CLAY	TILE	10	
Heating Type	03		FORCED	AIR	100	
Air Condition	02		WINDOW		100	
Bedrooms			1		100	
Bathrooms			1		100	
Story Height			0		100	
Stories	1.		1.		100	
Units			0		100	
Quality	08		FAIR			
DOR CODE	0100		SINGLE	FAMILY		
MAP NUM	4		MKT	AREA	10	
NEIGHBORHOOD/LOC	000		1.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	
BAS	230	100	2013	230	10,237	
BAS	276	100	2013	276	12,283	
PTO	20	5	2009	1	45	
PTO	20	5	2013	1	45	
UOP	40	20	2013	8	356	
UOP	276	20	2013	55	2,448	
UST	230	45	2009	104	4,629	
TOTALS	1,092			675	30,041	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
3	WKSHP/BARN	100% - 2022									
			Heated Area: 506			HX Base Yr 2022					

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 2 of 2	
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	193,457		
TOTAL MARKET OB/XF VALUE	6,976		
TOTAL LAND VALUE - MARKET	23,250		
TOTAL MARKET VALUE	223,683		
SOH/AGL Deduction	9,116		
ASSESSED VALUE	214,567		
TOTAL EXEMPTION VALUE	HX HB VX WX 60,000		
BASE TAXABLE VALUE	154,567		
TOTAL JUST VALUE	223,683		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	208,317		
5 YR PRCL CK PU XFOB LN 10,11, NEW TRAV			
ADD SX FOR 2016			
ADD WX FOR 2016 DOD 1/7/15			
5 YR PRCL CH, CHG BLDG CODE CARD 1			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
200890	SCREEN ROOM	0	02/05/2008
20071281	SCROOM-VOID	0	09/24/2007
2007765	INSTALL GAS	0	05/23/2007
2007656	SFD-CO	0	05/02/2007
21205	N/A	0	07/23/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1369/0279	7/19/2024	QC	U	I	11	100
GRANTOR: PECKHAM TRACEY D						
GRANTEE: PECKHAM TRACEY D						
1255/0211	3/08/2022	QC	U	I	11	100
GRANTOR: PECKHAM JOHN M & PECK						
GRANTEE: PECKHAM TRACY D						

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
11	0955	PRIVACY FE	0	100	0	71.00	LF	15.00	15.00	100	2016	2016	3	87	927	

BLD DATE		05/02/2019	FRJT	LGL DATE	05/02/2019	FRJT
XF DATE		05/02/2019	FRJT	LAND DATE	05/02/2019	FRJT
INC DATE				AG DATE		

BUILDING NOTES	
BUILDING DIMENSIONS	
UOP=[YR=2013] W7 PTO=[YR=2013] N4 W5 S4 E5 \$ W5 UST=[YR=2009] W1 PTO=[YR=2009] N5 W4 S5 E4\$ W9 BAS=[YR=2013] W12 BAS=[YR=2013] W10 S8 UOP=[YR=2013] W4 S10 E4 N10\$ S15 E10 N23\$ S23 E12 N23\$ S23 E10 N23\$ S23 E12 N23\$.	

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