

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

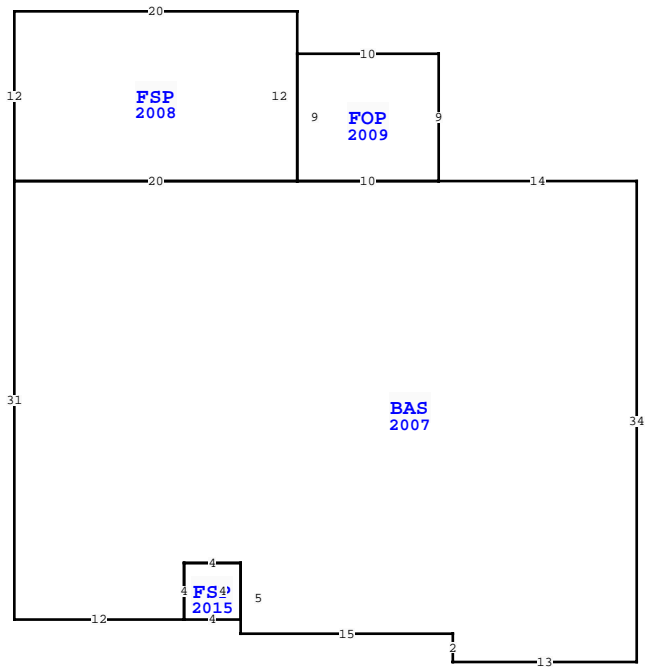
PECKHAM TRACEY D/PECKHAM JOHN M
15 TENNESSEE WALKER RD
CRAWFORDVILLE, FL 32327

2024

00-00-043-000-09801-043

ELEMENT		CD	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				
VALUATION SUMMARY			PAGE 1 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		
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 / 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																
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	DPHT 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							

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2024

00-00-043-000-09801-043

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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 Floor	14	CARPET	90
Interior Floor	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
BAS	230	100	2013
BAS	276	100	2013
PTO	20	5	2009
PTO	20	5	2013
UOP	40	20	2013
UOP	276	20	2013
UST	230	45	2009
TOTALS	1,092		

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			34,931	2009	2009	0	0	14.00	86.00
Heated Area: 506 HX Base Yr 2022											
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								

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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
11	0955	PRIVACY FE	0	100	0	71.00	LF	15.00	15.00	100	2016
TOTAL OB/XF 927											

BUILDING NOTES											
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