

P-3-4-M-22 4.56 ACRES IN
 SW 1/4 OF SW 1/4 OF HS 69
 OR 212 P 302 OR 354 P 811

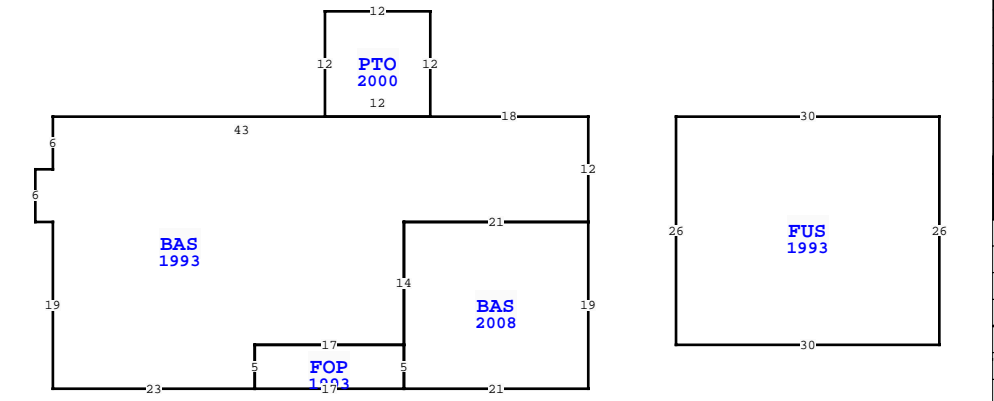
FERREIRA HERNANI/FERREIRA MARIA
 40 OLD TOWN HAMMOCK LN
 CRAWFORDVILLE, FL 32327

2024

00-00-069-000-10116-004

ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	20	FACE BRICK 70
Exterior Wall	02	WALL BOARD 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		4 100
Bathrooms		4 100
Story Height		0 100
Stories	2.	2. 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	2,631	119.0000	113.05	297,435	1980	1980		0	0	60.00	40.00	



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,419	100	1993	1,419	64,167
BAS	399	100	2008	399	18,043
FOP	85	30	1993	26	1,176
FUS	780	100	1993	780	35,272
PTO	144	5	2000	7	316
TOTALS	2,827			2,631	118,974

BLD DATE	12/11/2019	MMLC	LGL DATE	12/11/2019	MMLC
XF DATE	12/11/2019	MMLC	LAND DATE	12/11/2019	MMLC
INC DATE			AG DATE		

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	0140	FIRE PLACE	0	0	0	0	1.00	UT	1,900.00	1,900.00	100	1980	1980	3	20	380	
2	0520	WORK SHOP	0	0	30	40	1,200.00	SF	12.00	12.00	100	1993	1993	3	20	2,880	
3	0170	GARAGE UNF	0	0	20	40	800.00	SF	25.00	25.00	100	2001	2001	3	58	11,600	
4	0210	CONCRETE D	0	0	21	20	420.00	SF	6.00	6.00	100	2000	2000	3	20	504	
5	0211	CONCRETE W	0	0	63	3	189.00	SF	6.00	6.00	100	2000	2000	3	20	227	
6	0955	PRIVACY FE	0	0	0	0	8.00	LF	15.00	15.00	100	2014	2014	3	79	95	
7	0210	CONCRETE D	0	0	10	10	100.00	SF	6.00	6.00	100	2016	2016	3	72	432	

EXTRA FEATURES																	
40 OLD TOWN HAMMOCK LN, CRAWFORDVILLE																	
TOTAL OB/XF 16,118																	

LAND DESCRIPTION																	
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
1	000100	C	SFR	0		RR5	0.00	0.00	4.65	AC		1.00	1.00	1.00	10,000.00	10,000.00	46,500

TOTAL OB/XF 16,118																	
OTHER ADJUSTMENTS AND NOTES																	

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY			STANDARD		
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE			118,974		
TOTAL MARKET OB/XF VALUE			16,118		
TOTAL LAND VALUE - MARKET			46,500		
TOTAL MARKET VALUE			181,592		
SOH/AGL Deduction			0		
ASSESSED VALUE			181,592		
TOTAL EXEMPTION VALUE			0		
BASE TAXABLE VALUE			181,592		
TOTAL JUST VALUE			181,592		
NCON VALUE			0		
INCOME VALUE			0		
PREVIOUS YEAR MKT VALUE			169,655		
5 YR PRCL CK, DEMO/ PU XFOBS, CHG/ADD ELMNT.					
RMVD HX 2024 - MOVED					
FERREREIRA - PORT TO FRANKLIN COUNTY					
5 YR PRCL CH, CORR BEDS, PU XFOB LN 7					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
2014667	RE-ROOF-CO	0	08/06/2014		
2013639	MECH	0	09/12/2013		
2011774	ELECT	0	11/09/2011		
028188	ADDITION	0	09/07/2001		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1081/0787	7/31/2018	WD Q	Q	I	01	215,000
GRANTOR: ROWBUCK DAVID L & JUL						
GRANTEE: FERREIRA HERNANI &						
1081/0786	7/31/2018	CR U	I	11		100
GRANTOR: ISAACS SAMANTHA R & D						
GRANTEE: ROEBUCK DAVID L & J						

BUILDING NOTES																	
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BUILDING DIMENSIONS																	
BAS=[YR=1993] W18 PTO=[YR=2000] N12 W12 S12 E12\$ W43 S6 W2 S6 E2 S19 E23 FOP=[YR=1993] E17 N5 W17 S5\$ N5 E17 BAS=[YR=2008] S5 E21 N19 W21 S14 \$ N14 E21 N12\$ PTR=E10 FUS=[YR=1993] S26 E30 N26 W30\$ W10\$.																	