

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		
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE	FAMILY		
MAP NUM	3	MKT	AREA	08	
NEIGHBORHOOD/LOC	000		1.00/		
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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	0%	- 2024								
Heated Area: 2598						HX Base Yr					
BLD DATE	12/11/2019	MMLC	LGL DATE	12/11/2019	MMLC	LAND DATE	12/11/2019	MMLC			
XF DATE	12/11/2019	MMLC	AG DATE								

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 / 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					
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\$.					

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	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	
TOTALS															16,118		

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	0		RR5	0.00	0.00	4.65	AC		1.00	1.00	1.00	10,000.00	10,000.00	46,500							