

THE HAMMOCKS PHASE I LOT 13
 OR 706 P 495 OR 837 P 324
 OR 837 P 327 OR 986 P 126

PATEL KINAL
 23 MOSSY DR
 CRAWFORDVILLE, FL 32327

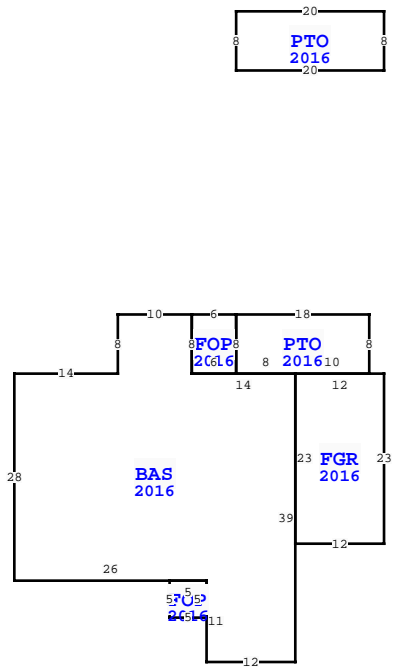
2024

00-00-073-335-10187-013



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 70				
19	COMMON BRK 30				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
11	CLAY TILE 60				
14	CARPET 40				
13	HEAT PUMP 100				
13	HEAT PUMP 100				
	Bedrooms	3	100		
	Bathrooms	2	100		
	Story Height	0	100		
1.	1. 100				
	Units	0	100		
03	AVERAGE				
0100	SINGLE FAMILY				
3	MKT AREA		10		
335.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,276	100	2016	1,276	145,792
FGR	276	50	2016	138	15,767
FOP	25	30	2016	8	914
FOP	48	30	2016	14	1,600
PTO	144	5	2016	7	800
PTO	160	5	2016	8	914
TOTALS	1,929			1,451	165,786

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,451	126.6000	120.27	174,512	2016	2018	0	0	5.00	95.00	
1 SINGLE FAM 0% - 0 Heated Area: 1276 HX Base Yr												



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		165,786	
TOTAL MARKET OB/XF VALUE		8,289	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		229,075	
SOH/AGL Deduction		11,384	
ASSESSED VALUE		217,691	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		217,691	
TOTAL JUST VALUE		229,075	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		217,051	
5 YR PRCL CK, CHG EYB ON BLDING & XFOBS			
COA PER USPS FORM 3547			
VERIFIED 2-16-21 FIELD CK.			
5YR PRCL CH; PU XFOB LN 4			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
15001075	SFD-CO	0	12/18/2015
20071600	SFD-EXPIRED	0	11/05/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0997/0238	4/14/2016	WD Q	Q	I	01	147,900
GRANTOR: GOLDEN CONSTRUCTION C						
GRANTEE: PATEL KINAL						
0986/0126	11/20/2015	WD Q	Q	V	01	16,000
GRANTOR: FONVIELLE-THOMPSON, L						
GRANTEE: GOLDEN CONSTRUCTION						

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	75	12			6.00	100	2016	2016	3	80	4,320	
2	0211	CONCRETE W	0	0	28	4			6.00	100	2016	2016	3	80	538	
3	0955	PRIVACY FE	0	0	0	0			15.00	100	2016	2016	3	95	2,394	
4	0210	CONCRETE D	0	0	0	0			6.00	100	2018	2018	3	80	1,037	

BLD DATE		02/16/2021	MMMM	LGL DATE	
XF DATE		02/16/2021	MMMM	LAND DATE	02/16/2021
INC DATE				AG DATE	MMMM

BUILDING NOTES	
92 JUNIPER DR, CRAWFORDVILLE	
BUILDING DIMENSIONS	
PTO=[YR=2016] W18 S8 E8 BAS=[YR=2016] W14 N8 FOP=[YR=2016] S8 E6 N8 PTR=N33 PTO=[YR=2016] E20 N8 W20 S8\$ S33\$ W6 \$ W10 S8 W14 S28 E26 FOP=[YR=2016] W5 S5 E5 N5\$ S11 E12 N39\$ FGR=[YR=2016] S23 E12 N23 W12\$ E10 N8\$.	

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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							