

THE HAMMOCKS PHASE I  
 LOT 35 OR 706 P 537  
 OR 837 P 324 OR 837 P 327

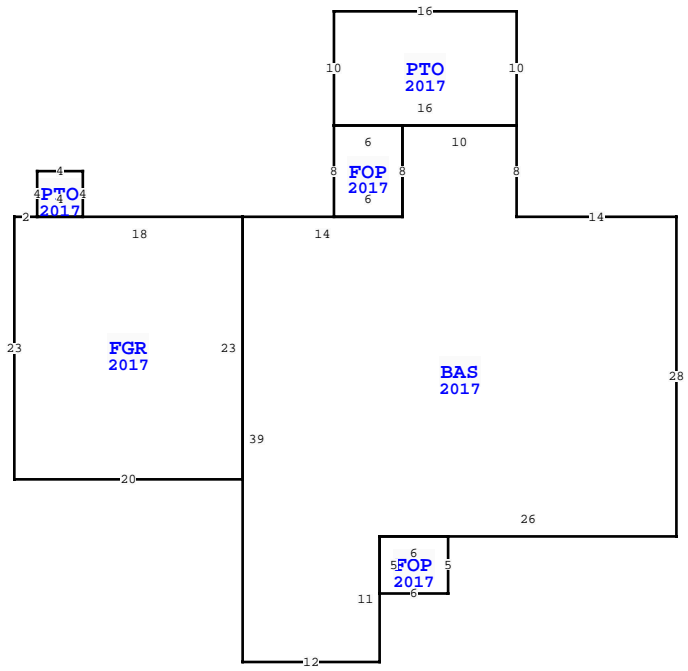
BRENNAN MIRTHA NATALIA/BRENNAN CHARLES IAN  
 161 JUNIPER DR  
 CRAWFORDVILLE, FL 32327

**2024**

00-00-073-335-10187-035  


ELEMENT	CD	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	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	VYL PLANK 50
Interior Floo	14	CARPET 50
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Bedrooms		3 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 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	1,538	115.5000	109.72	168,749	2017	2017	0	0	6.00	94.00		
1 SINGLE FAM 100% - 2023 Heated Area: 1276 HX Base Yr 2023													



Quality		03 AVERAGE			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM		3 MKT AREA 10			
NEIGHBORHOOD/LOC		335.00 1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,276	100	2017	1,276	131,603
FGR	460	50	2017	230	23,722
FOP	30	30	2017	9	928
FOP	48	30	2017	14	1,444
PTO	16	5	2017	1	103
PTO	160	5	2017	8	825
<b>TOTALS</b>	<b>1,990</b>			<b>1,538</b>	<b>158,624</b>

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	73	17	1,241.00	SF	6.00	6.00	100	2017	2017	3	76	5,659	
2	0211	CONCRETE W	0	100	29	4	116.00	SF	6.00	6.00	100	2017	2017	3	76	529	
3	0955	PRIVACY FE	0	100	0	0	128.00	LF	15.00	15.00	100	2020	2020	3	97	1,862	

TOTAL OB/XF													
8,050													

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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

TOTAL OB/XF													
8,050													

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			158,624
TOTAL MARKET OB/XF VALUE			8,050
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			221,674
SOH/AGL Deduction			1,548
ASSESSED VALUE			220,126
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			170,126
TOTAL JUST VALUE			221,674
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			213,715
5 YR PRCL CK N/C			
FR 5 YR CK, PU XFOB			
ADD HX FOR 2018			
5 YR PRCL CH, PU NEW SFD & XFOB LN 1-2			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001105	SFD-CO	0	08/18/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1290/0421	11/04/2022	WD Q	Q	I	01	260,000
GRANTOR: SCIASCIA AMANDA LEIGH						
GRANTEE: BRENNAN MIRTHA NATA						
1057/0076	12/12/2017	WD Q	Q	I	01	155,000
GRANTOR: GOLDEN CONSTRUCTION C						
GRANTEE: SCIASCIA AMANDA & J						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2017] W14 N8 W10 S8 FOP=[YR=2017] N8 W6													
PTO=[YR=2017] E16 N10 W16 S10\$ S8 E6\$ W14 FGR=[YR=2017] W18													
PTO=[YR=2017] E4 N4 W4 S4\$ W2 S23 E20 N23\$ S39 E12 N11													
POP=[YR=2017] S5 E6 N5 W6\$ E26 N28\$.													