

THE HAMMOCKS PHASE I
 LOT 41 OR 706 P 537
 OR 837 P 324 OR 837 P 327

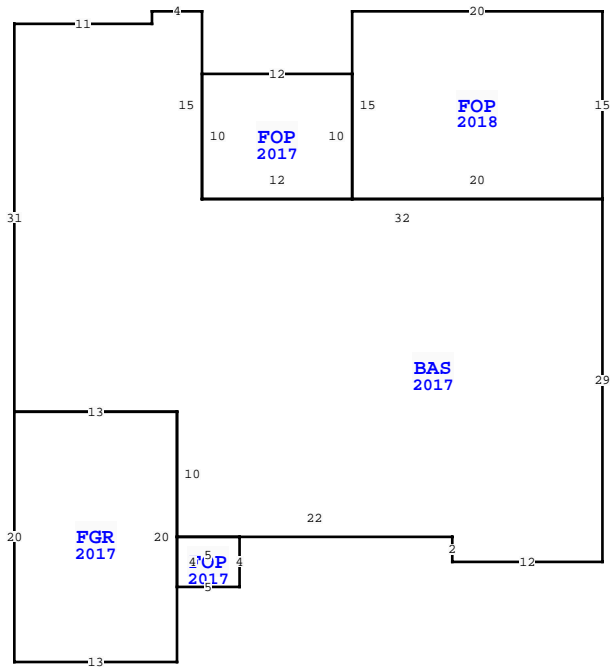
BRAZET STEPHEN/BRAZET AMANDA
 31 SYCAMORE TRAIL
 CRAWFORDVILLE, FL 32327

2024

00-00-073-335-10187-041

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 Floor	10		LAMINATED	60	
Interior Floor	14		CARPET	40	
Ceiling	09		9 FT	100	
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	
Quality	08		FAIR		
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	1,377	100	2017	1,377	128,933
FGR	260	50	2017	130	12,172
FOP	20	30	2017	6	562
FOP	120	30	2017	36	3,371
FOP	300	30	2018	90	8,427
TOTALS	2,077			1,639	153,465

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,639	104.8500	99.61	163,261	2017	2017	0	0	6.00	94.00
1 SINGLE FAM 100% - 2023 Heated Area: 1377 HX Base Yr 2023											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		153,465	
TOTAL MARKET OB/XF VALUE		7,746	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		216,211	
SOH/AGL Deduction		1,740	
ASSESSED VALUE		214,471	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		164,471	
TOTAL JUST VALUE		216,211	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		208,224	
5YR PRCL CK, N/C, GATE LOCKED TO BK YD			
ADD HX FOR 2021-FGOODSON			
ADD HX FOR 2019-HILL			
5 YR PRCL CH, PU CORR TRAV			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000074	PORCH-CO	0	02/12/2018
17000989	SFD-CO	0	07/26/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1258/0286	3/25/2022	WD Q	Q	I	01	280,000
GRANTOR: GOODSON CLIFTON IV &						
GRANTEE: BRAZET STEPHEN & AM						
1147/0658	3/26/2020	WD Q	Q	I	01	219,900
GRANTOR: HILL TAMMY						
GRANTEE: GOODSON CLIFTON IV						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0210	CONCRETE D	0	100	50	20	1,000.00	SF	6.00	6.00	4,560
2	0211	CONCRETE W	0	100	0	0	70.00	SF	6.00	6.00	319
3	0955	PRIVACY FE	0	100	0	0	210.00	LF	15.00	15.00	2,867

TOTAL OB/XF											
BLD DATE	XF DATE	INC DATE	MMSR	LGL DATE	LAND DATE	AG DATE	03/03/2020	JBBH			
01/03/2018	04/03/2018										

BUILDING NOTES											
31 SYCAMORE TRL, CRAWFORDVILLE											

BUILDING DIMENSIONS											
FOP=[YR=2018] W20 S15 FOP=[YR=2017] N10 W12 S10 E12\$ E20 BAS=[YR=2017] W32 N15 W4 S1 W11 S31 E13 FGR=[YR=2017] W13 S20 E13 N20\$ S10 FOP=[YR=2017] S4 E5 N4 W5\$ E22 S2 E12 N29\$ N15\$.											

LAND DESCRIPTION																								
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	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							