

THE HAMMOCKS PHASE I
LOT 47 OR 706 P 537
OR 837 P 324 OR 837 P 327

COHILL DANIEL/COHILL KELSEY
24 SYCAMORE TRL
CRAWFORDVILLE, FL 32327

2024

00-00-073-335-10187-047



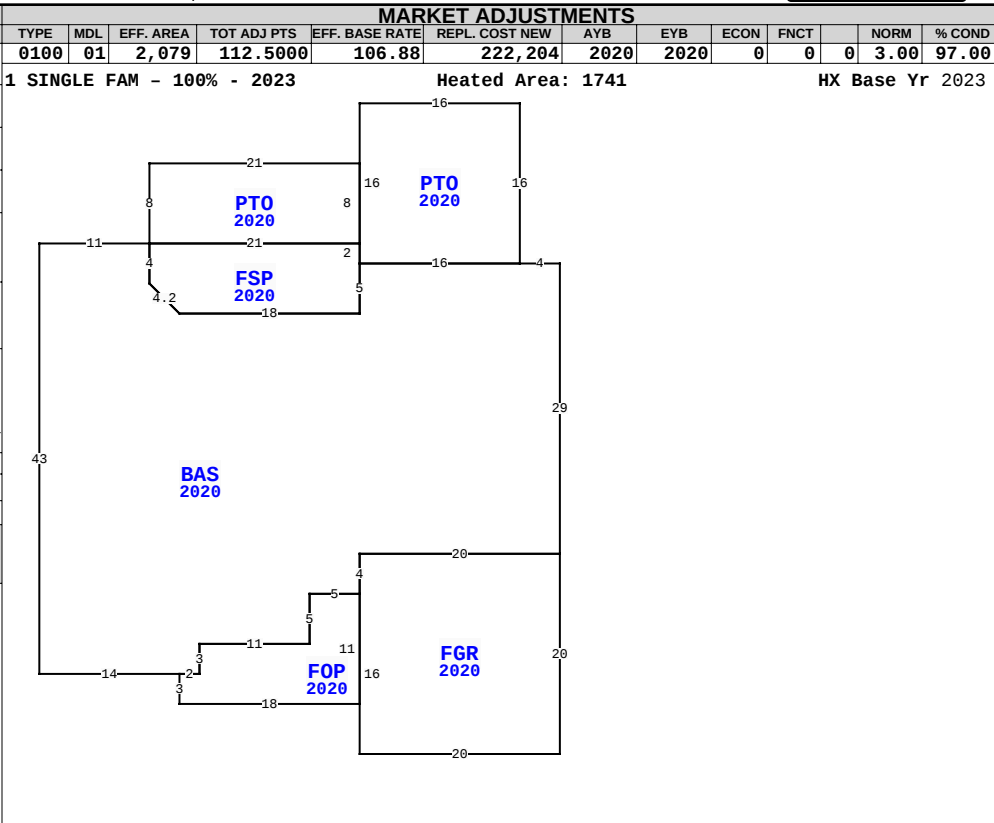
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	10	LAMINATED 50
Interior Floo	14	CARPET 50
Heating Type	13	HEAT 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

Quality	03	AVERAGE
DOR CODE	0100	SINGLE FAMILY
MAP NUM	3	MKT AREA
NEIGHBORHOOD/LOC	335.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,741	100	2020	1,741	180,496
FGR	400	50	2020	200	20,735
FOP	127	30	2020	38	3,939
FSP	143	55	2020	79	8,191
PTO	168	5	2020	8	829
PTO	256	5	2020	13	1,347

TOTALS	2,835			2,079	215,538
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0210	CONCRETE D	0 100	0	0	1,502.00	SF	6.00	
2	0211	CONCRETE W	0 100	10	5	50.00	SF	6.00	
3	0211	CONCRETE W	0 100	30	4	120.00	SF	6.00	
4	0955	PRIVACY FE	0 100	0	0	224.00	LF	15.00	



24 SYCAMORE TRL, CRAWFORDVILLE

BLD DATE	06/10/2020	FRSR	LGL DATE	
XF DATE	06/10/2020	FRSR	LAND DATE	
INC DATE			AG DATE	

03/03/2020 JBBH

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,079	112.5000	106.88	222,204	2020	2020	0	0	3.00	97.00

WAKULLA COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		215,538
TOTAL MARKET OB/XF VALUE		12,188
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		282,726
SOH/AGL Deduction		80,025
ASSESSED VALUE		202,701
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		152,701
TOTAL JUST VALUE		282,726
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		275,372

5 YR PRCL CK, N/C			
22 PORT TO TAYLOR - WHITE			
2022 T&P RENEWAL RECD			
2021 HX & VET T&P APPLIED WHITE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000087	SFD-CO	0	01/29/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1256/0350	3/11/2022	WD	Q	I	01
GRANTOR: WHITE JOHN					SALE PRICE
GRANTEE: COHILL DANIEL & KEL					
1154/0817	6/09/2020	WD	Q	I	01
GRANTOR: GOLDEN CONSTRUCTION C					250,000
GRANTEE: WHITE JOHN					

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W4 PTO=[YR=2020] N16 W16 S16 E16\$ W16

FSP=[YR=2020] N2 PTO=[YR=2020] N8 W21 S8 E21\$ W21 S4 D3 R3

E18 N5\$ S5 W18 L3 U3 N4 W11 S43 E14 FOP=[YR=2020] S3 E18

N11 W5 S5 W11 S3 W2\$ E2 N3 E11 N5 E5 FGR=[YR=2020] S16 E20

N20 W20 S4\$ N4 E20 N29\$.

LAND DESCRIPTION										TOTAL OB/XF										12,188									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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												
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