

THE HAMMOCKS PHASE I
 LOT 49 OR 706 P 537
 OR 837 P 324 OR 837 P 327

CARRAWAY BRENDA SUE
 10 SYCAMORE TRAIL
 CRAWFORDVILLE, FL 32327

2024

00-00-073-335-10187-049

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
07	VYL PLANK 80				
14	CARPET 20				
13	HEAT PUMP 100				
13	HEAT PUMP 100				
	3 100				
	2 100				
	0 100				
1.	1. 100				
	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	1,340	100	2020	1,340	141,509
FGR	252	50	2020	126	13,306
FOP	32	30	2020	10	1,056
FSP	90	55	2024	50	5,281
PTO	100	5	2020	5	528
TOTALS	1,814			1,531	161,680

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2021		166,680	2020	2020	0	0	3.00	97.00
Heated Area: 1340 HX Base Yr 2021											
BLD DATE 02/17/2021 MMJS LGL DATE 03/03/2020 JBBH XF DATE 02/17/2021 MMJS LND DATE INC DATE AG DATE											

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		161,680	
TOTAL MARKET OB/XF VALUE		6,283	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		222,963	
SOH/AGL Deduction		34,315	
ASSESSED VALUE		188,648	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		138,648	
TOTAL JUST VALUE		222,963	
NCON VALUE		5,281	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		209,524	
5 YR PRCL CK, N/C			
5 YR PRCL CH, N/C			
ADD HX FOR 2021-CARRAWAY			
5 YR PRCL CK, PU NEW SFD & XFOB LN 1-3			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000427	SFD-CO	0	05/20/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1168/0751	9/11/2020	WD Q	Q	V	01	209,400
GRANTOR: GOLDEN CONSTRUCTION C						
GRANTEE: CARRAWAY BRENDA SUE						
1040/0550	7/13/2017	WD Q	Q	V	01	170,000
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	100	68	12			816.00	100	2020	2020	3	89	4,357	
2	0211	CONCRETE W	0	100	20	4			80.00	100	2020	2020	3	89	427	
3	0955	PRIVACY FE	0	100	0	0			103.00	100	2020	2020	3	97	1,499	
4	0700	PORT BLDG	0	100	0	0			1.00	100	2024	2023		98	0	

BUILDING NOTES														
BAS=[YR=2020;ORIG=-12,0] W16 W16 N6 W12 S35 E12 N2 E18 S4 E14 N31 \$														
FGR=[YR=2020;ORIG=0,0] W12 S21 E12 N21 \$														
PTO=[YR=2020;ORIG=-28,0] E10 N10 W10 S10 \$														
FOP=[YR=2020;ORIG=-26,27] W5 S6 E6 N2 W1 N4 \$														
FSP=[YR=2024;ORIG=-18,-10] E9 S10 W9 N10 \$														

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	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							