THE HAMMOCKS PHASE I
LOT 52
PLAT BOOK 4 PAGE 44

PEACOCK RUEL L JR
19 HAWTHORN PASS
CRAWFORDVILLE, FL 32327

**2024**

**00-00-073-335-10187-052**

## BUILDING CHARACTERISTICS

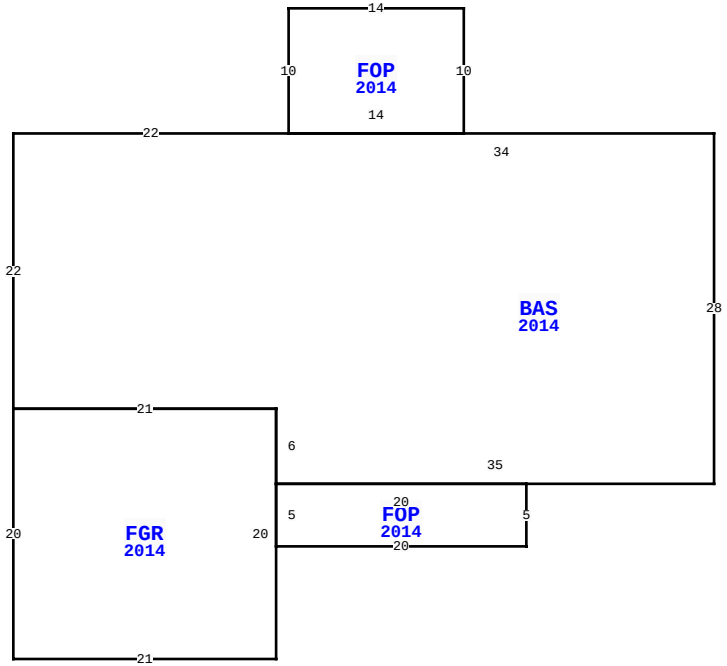
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Foundation | 02 | CONCR SLAB 100 |
| Frame | 02 | WOOD FRAME 100 |
| Exterior Wall | 05 | HARDIE BRD 90 |
| Exterior Wall | 20 | FACE BRICK 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 60 |
| Interior Floo | 14 | CARPET 40 |
| 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 10 |
| NEIGHBORHOOD/LOC | 335.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,442 | 100 | 2014 | 1,442 | 163,073 |
| FGR | 420 | 50 | 2014 | 210 | 23,748 |
| FOP | 100 | 30 | 2014 | 30 | 3,392 |
| FOP | 140 | 30 | 2014 | 42 | 4,750 |
| TOTALS | 2,102 | | | 1,724 | 194,964 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,724 | 125.3000 | 119.04 | 205,225 | 2014 | 2018 | 0 | 0 | 0 | 5.00 | 95.00 |

1 SINGLE FAM 100% - 2016 Heated Area: 1442 HX Base Yr 2016




19 HAWTHORN PASS, CRAWFORDVILLE

| | | | |
|---|---|---|---|
| BLD DATE | 05/26/2021 MMMM | LGL DATE | 05/26/2021 MMMM |
| XF DATE | 05/26/2021 MMMM | LAND DATE | |
| INC DATE | | AG DATE | |

## WAKULLA COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 194,964 |
| TOTAL MARKET OB/XF VALUE | 6,096 |
| TOTAL LAND VALUE - MARKET | 55,000 |
| TOTAL MARKET VALUE | 256,060 |
| SOH/AGL Deduction | 92,750 |
| ASSESSED VALUE | 163,310 |
| TOTAL EXEMPTION VALUE | HX HB 50,000 |
| BASE TAXABLE VALUE | 113,310 |
| TOTAL JUST VALUE | 256,060 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 239,290 |

5 YR PRCL CK, CHG EYB ON HOME & XFOBS

VERIFIED 05-26-2021 FIELD CHECK

5YR PRCL CH; PU XFOB LN 3

ADD HX FOR 2016

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 2013771 | SFD-CO | 0 | 11/01/2013 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0965/0832 | 3/27/2015 | WD | Q | I | 01 | 159,900 |
| GRANTOR: MANDELL EDWARD M JR | | | | | | |
| GRANTEE: PEACOCK RUEL L JR | | | | | | |
| 0916/0561 | 7/19/2013 | WD | Q | V | 01 | 14,000 |
| GRANTOR: FONVIELLE-THOMPSON, L | | | | | | |
| GRANTEE: MANDELL EDWARD M JR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2014] W34 FOP=[YR=2014] E14 N10 W14 S10$ W22 S22 E21 FGR=[YR=2014] W21 S20 E21 N20$ S6 FOP=[YR=2014] S5 E20 N5 W20$ E35 N28$.

## EXTRA FEATURES

| LN | 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 | 47 | 16 | 752.00 | SF | 6.00 | 6.00 | 100 | 2014 | 2014 | 3 | 80 | 3,610 | |
| 2 | 0211 | CONCRETE W | 0 | 100 | 17 | 3 | 51.00 | SF | 6.00 | 6.00 | 100 | 2014 | 2014 | 3 | 80 | 245 | |
| 3 | 0955 | PRIVACY FE | 0 | 100 | 0 | 0 | 154.00 | LF | 15.00 | 15.00 | 100 | 2020 | 2020 | 3 | 97 | 2,241 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,096

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | 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 | | | | | | | |

REVIEW DATE 03/26/2024 BY Nwatts Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 04/01/2026 BY SYS