THE HAMMOCKS PHASE I
LOT 59 OR 692 P 530
OR 700 P 67 OR 719 P 781

TETREAULT RONALD/TETREAULT KAYTLYN
46 HAWTHORN PASS
CRAWFORDVILLE, FL 32327

2024

00-00-073-335-10187-059

WAKULLA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	PARQUET 70
Interior Floo	14	CARPET 30
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Bedrooms		4 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 100
Fireplace	01	FIREPLACE 100
Units		N/A 100
Quality	03	AVERAGE

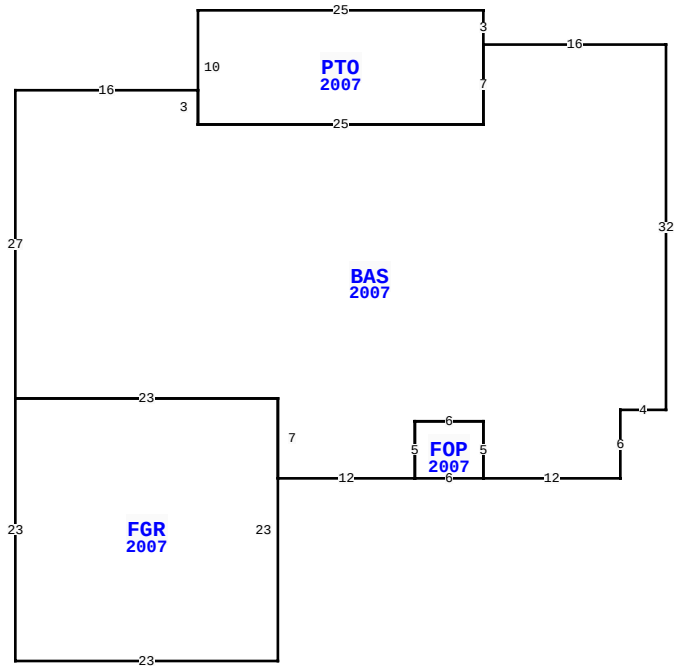
DOR CODE	0100	SINGLE FAMILY	
MAP NUM	3	MKT AREA	10
NEIGHBORHOOD/LOC	335.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,712	100	2007	1,712	175,208
FGR	529	50	2007	264	27,018
FOP	30	30	2007	9	921
PTO	250	5	2007	12	1,228
TOTALS	2,521			1,997	204,374

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,997	117.1000	111.24	222,146	2007	2015	0	0	0	8.00	92.00

1 SINGLE FAM 100% - 2018 Heated Area: 1712 HX Base Yr 2018



46 HAWTHORN PASS, CRAWFORDVILLE

BLD DATE	10/27/2020	MMJT	LGL DATE	
XF DATE	10/27/2020	MMJT	LAND DATE	03/03/2020 JBBH
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		204,374
TOTAL MARKET OB/XF VALUE		6,998
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		266,372
SOH/AGL Deduction		71,951
ASSESSED VALUE		194,421
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		144,421
TOTAL JUST VALUE		266,372
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		236,576

5 YR PRCL CK, CHG EYB ON HOME & XFOBS, COULDNT G
5 YR PRCL CK, CHG FLOR
ADD HX FOR 2018
5 YR PRCL CH, PU XFOB LN 5

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2007223	SFD-CO	0	02/14/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1010/0712	8/31/2016	WD	Q	I	01	193,900
GRANTOR: KEETON ELIZABEETH M F						
GRANTEE: TETREAULT RONALD &						
0719/0781	7/13/2007	WD	Q	V		206,000
GRANTOR: MILLER GIBBES U JR						
GRANTEE: DRENKHAHN ELIZABEET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W16 PTO=[YR=2007] N3 W25 S10 E25 N7$ S7 W25 N3 W16 S27 FGR=[YR=2007] S23 E23 N23 W23$ E23 S7 E12 FOP=[YR=2007] E6 N5 W6 S5$ N5 E6 S5 E12 N6 E4 N32$.

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	50	17	850.00	SF	6.00	6.00	100	2007	2007	3	67	3,417	
2	0211	CONCRETE W	0	100	36	3	108.00	SF	6.00	6.00	100	2007	2007	3	80	518	
4	0955	PRIVACY FE	0	100	0	0	252.00	LF	15.00	15.00	100	2008	2008	3	79	2,986	
5	0211	CONCRETE W	0	100	4	4	16.00	SF	6.00	6.00	100	2007	2007	3	80	77	

LAND DESCRIPTION

TOTAL OB/XF 6,998

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 05/20/2026 BY SYS