

THE HAMMOCKS PHASE I LOT 60
 OR 705 P 526 OR 837 P 324
 OR 837 P 327 OR 987 P 701

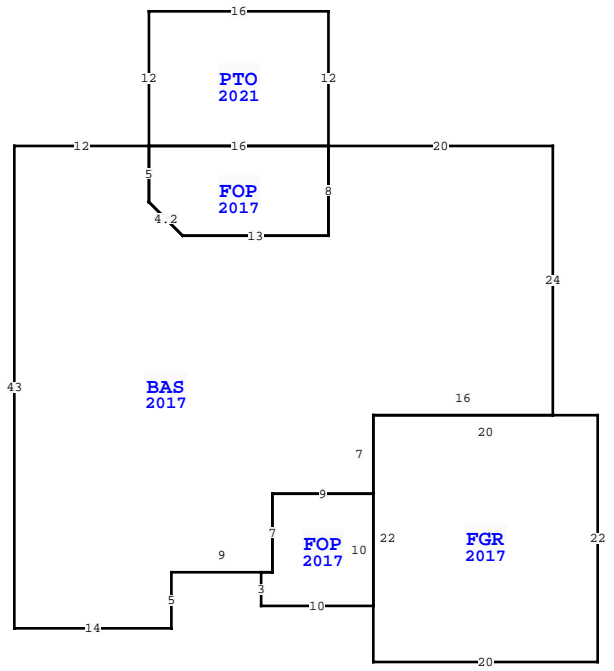
HARRELL HEATHER LYNN
 40 HAWTHORN PASS
 CRAWFORDVILLE, FL 32327

2024

00-00-073-335-10187-060

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 Floor	12	HARDWOOD 80			
Interior Floor	14	CARPET 20			
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	1,484	100	2017	1,484	156,905
FGR	440	50	2017	220	23,261
FOP	93	30	2017	28	2,960
FOP	124	30	2017	37	3,912
PTO	192	5	2021	10	1,058
TOTALS	2,333			1,779	188,096

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%	- 2018		200,102	2017	2017	0	0	6.00	94.00	
Heated Area: 1484											HX Base Yr 2018	



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			188,096
TOTAL MARKET OB/XF VALUE			4,389
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			247,485
SOH/AGL Deduction			58,037
ASSESSED VALUE			189,448
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			139,448
TOTAL JUST VALUE			247,485
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			239,680
5 YR PRCL CK, N/C, GATE LOCKED TO BK YD			
JS 5 YR CK, PU XFOBS, PU PTO IN NEW TRV.			
ADD HX FOR 2018			
5 YR PRCL CH, PU NEW SFD & XFOB LN 1-2			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
16001054	SFD-CO	0	11/07/2016
20071624	SFD-EXPIRED	0	11/05/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1039/0599	6/30/2017	WD	Q	I	01	189,900
GRANTOR: B.E.C. & CO., INC.						
GRANTEE: HARRELL HEATHER LYN						
0987/0701	12/21/2015	WD	Q	V	05	32,000
GRANTOR: FONVIELLE-THOMPSON, L						
GRANTEE: B.E.C. & CO., INC.						

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 45 16	720.00	SF	6.00	6.00	100	2017	2017	3	76	3,283	
2	0211	CONCRETE W	0	100 15 4	60.00	SF	6.00	6.00	100	2017	2017	3	76	274	
3	0955	PRIVACY FE	0	100 0 0	56.00	LF	15.00	15.00	100	2022	2022	3	99	832	
4	0700	PORT BLDG	0	100 16 12	192.00	SF	0.00	0.00	100	2022	2022	3	98	0	

BUILDING NOTES			
BLD DATE 07/17/2017 MMSR LGL DATE 03/03/2020 JBBH			
XF DATE 07/17/2017 MMSR LAND DATE			
INC DATE AG DATE			

BUILDING DIMENSIONS												
BAS=[YR=2017] W20 S8 W13 U3 L3 N5 FOP=[YR=2017] S5 D3 R3 E13 N8 W16 \$ PTO=[YR=2021] E16 N12 W16 S12\$ W12 S43 E14 N5 E9 N7 E9 FOP=[YR=2017] W9 S7 W1 S3 E10 N10\$ N7 FGR=[YR=2017] S22 E20 N22 W20\$ E16 N24\$.												

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	DPH 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								