

THE HAMMOCKS PHASE I LOT 63  
 OR 706 P 537 OR 837 P 324  
 OR 837 P 324 OR 974 P 320

FAIRCHILD CHARLES/FAIRCHILD ASHLEY  
 20 HAWTHORN PASS  
 CRAWFORDVILLE, FL 32327

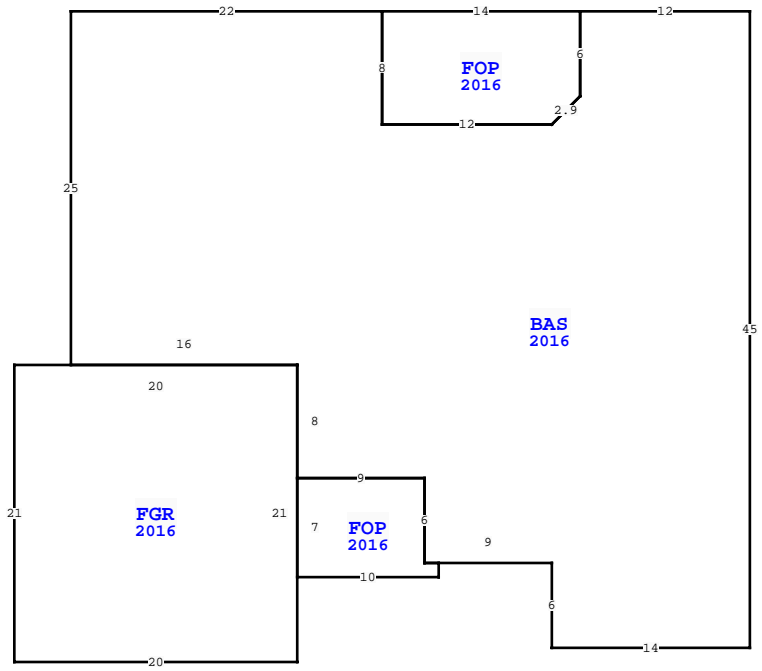
2024

00-00-073-335-10187-063



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	12	HARDWOOD	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	1,568	100	2016	1,568	161,806
FGR	420	50	2016	210	21,671
FOP	64	30	2016	19	1,960
FOP	110	30	2016	33	3,406
TOTALS	2,162			1,830	188,843

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%	- 2017									Heated Area: 1568	HX Base Yr 2017



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			188,843
TOTAL MARKET OB/XF VALUE			7,171
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			251,014
SOH/AGL Deduction			65,744
ASSESSED VALUE			185,270
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			135,270
TOTAL JUST VALUE			251,014
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			243,406
5 YR PRCL CK, N/C			
5 YR PRCL CH, N/C			
ADD HX FOR 2017			
5 YR PRCL CH, PU NEW SFD & XFOB LN 1-3			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
15000654	SFD-CO	0	08/03/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1000/0560	5/13/2016	WD Q	Q	I	01	184,500
GRANTOR: C & M CONSTRUCTION MA						
GRANTEE: FAIRCHILD CHARLES &						
0974/0320	6/24/2015	WD Q	Q	V	01	14,000
GRANTOR: FONVIELLE-THOMPSON, L						
GRANTEE: C & M 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 46 16	736.00	SF	6.00	6.00	100	2016	2016	3	72	3,180	
2	0211	CONCRETE W	0	100 18 4	72.00	SF	6.00	6.00	100	2016	2016	3	72	311	
3	0955	PRIVACY FE	0	100 0 0	282.00	LF	15.00	15.00	100	2016	2016	3	87	3,680	

TOTAL OB/XF													
7,171													
BLD DATE	03/09/2021	MMJS	LGL DATE										
XF DATE	03/09/2021	MMJS	LAND DATE	03/03/2020									
INC DATE			AG DATE	JBBH									

BUILDING NOTES													
BAS=[YR=2016] W12 S6 D2 L2 W12 N8 FOP=[YR=2016] S8 E12 R2 U2 N6 W14\$ W22 S25 E16 FGR=[YR=2016] W20 S21 E20 N21\$ S8 E9 FOP=[YR=2016] W9 S7 E10 N1 W1 N6\$ S6 E9 S6 E14 N45 \$.													

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							