

THE HAMMOCKS PHASE I
 LOT 70 OR 706 P 495
 OR 837 P 324 OR 837 P 327

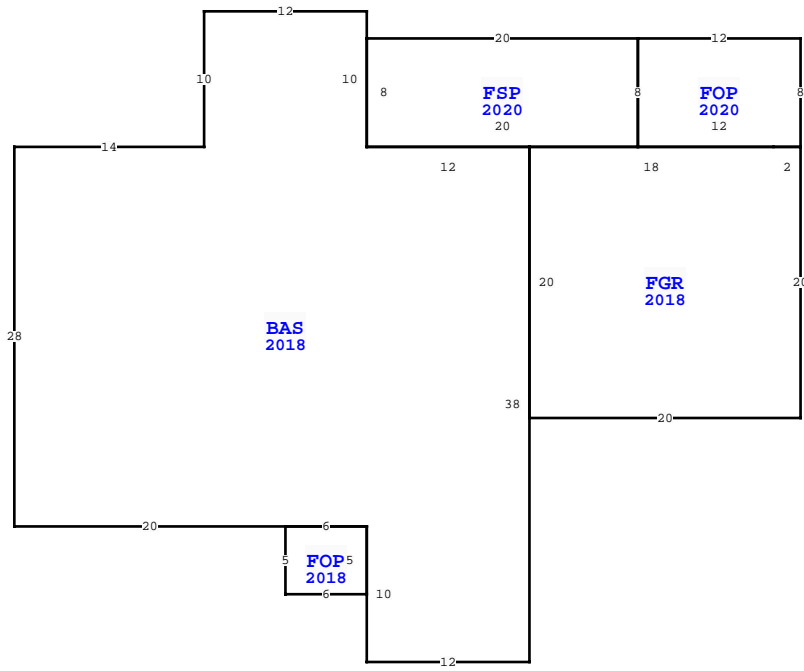
BYRD SALLEE A
 31 PECAN ST
 CRAWFORDVILLE, FL 32327

2024

00-00-073-335-10187-070


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				
10	LAMINATED 50				
14	CARPET 50				
13	HEAT PUMP 100				
13	HEAT PUMP 100				
3	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	1,304	100	2018	1,304	135,921
FGR	400	50	2018	200	20,847
FOP	30	30	2018	9	938
FOP	96	30	2020	29	3,023
FSP	160	55	2020	88	9,172
TOTALS	1,990			1,630	169,902

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,630	115.5000	109.72	178,844	2018	2018	0	0	5.00	95.00	
1 SINGLE FAM 100% - 2019 Heated Area: 1304 HX Base Yr 2019												



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		169,902	
TOTAL MARKET OB/XF VALUE		8,416	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		233,318	
SOH/AGL Deduction		32,677	
ASSESSED VALUE		200,641	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		150,641	
TOTAL JUST VALUE		233,318	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		228,548	
5 YR PRCL CK, CHG TRAV, FSP SMALLER, FOP BIGGER			
5 YR PRCL CH, PU CORR TRAV, PU XFOB LN 6			
ADD HX FOR 2019-GORDON			
5 YR PRCL CH, PU NEW SFD & XFOB LN 1-5			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000442	SCREEN PORCH-CO	0	06/04/2020
20000096	SHED-CO	0	01/30/2020
18000366	SFD-CO	0	04/09/2018
20071620	SFD-EXPIRED	0	11/05/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1376/0150	8/27/2024	WD Q	Q	I	01	292,500
GRANTOR: GORDON KIRSTIE SAMANT						
GRANTEE: BYRD SALLEE A						
1081/0888	8/02/2018	WD Q	Q	I	01	182,000
GRANTOR: GOLDEN CONSTRUCTION C						
GRANTEE: GORDON KIRSTIE SAMA						

EXTRA FEATURES		31 PECAN ST, CRAWFORDVILLE														
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	0	0			6.00	100	2018	2018	3	80	5,808	
2	0211	CONCRETE W	0	100	14	3			6.00	100	2018	2018	3	80	202	
3	0211	CONCRETE W	0	100	16	4			6.00	100	2018	2018	3	80	307	
4	0211	CONCRETE W	0	100	15	5			6.00	100	2018	2018	3	80	360	
5	0955	PRIVACY FE	0	100	0	0			15.00	100	2018	2018	3	95	1,739	
6	0700	PORT BLDG	0	100	10	16			0.00	100	2020	2020	3	94	0	

BLD DATE			FRSR			LGL DATE		
XF DATE			FRSR			LAND DATE		
INC DATE						AG DATE		
06/26/2020						03/03/2020		
06/26/2020						JBBH		

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2018;ORIG=-20,8] W12 N10 W12 S10 W14 S28 E20 E6 S10 E12 N38 \$									
FGR=[YR=2018;ORIG=0,8] W2 W18 S20 E20 N20 \$									
FSP=[YR=2020;ORIG=-12,8] N8 W20 S8 E20 \$									
FOP=[YR=2018;ORIG=-38,36] S5 E6 N5 W6 \$									
FOP=[YR=2020;ORIG=0,0] W12 S8 E12 N8 \$									

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	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							