

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		CONSTRUCTION	
CD	CD	CD	CD	CD	CD
02	02	CONCR	SLAB	100	
05	05	WOOD	FRAME	100	
05	05	HARDIE	BRD	100	
03	03	GABLE	HIP	100	
03	03	COMP	SHNGL	100	
05	05	DRYWALL		100	
10	10	LAMINATED		50	
14	14	CARPET		50	
13	13	HEAT PUMP		100	
13	13	HEAT PUMP		100	
3				100	
2				100	
0				100	
1				100	
0				100	
03		AVERAGE			
0100		SINGLE	FAMILY		
3		MKT AREA		10	
335.00		1.00			
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																															
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>06/26/2020</th> <th>FRSR</th> <th>LGL DATE</th> <th>03/03/2020</th> <th>JBBH</th> </tr> <tr> <th>XF DATE</th> <th>06/26/2020</th> <th>FRSR</th> <th>LAND DATE</th> <th></th> <th></th> </tr> <tr> <th>INC DATE</th> <th></th> <th></th> <th>AG DATE</th> <th></th> <th></th> </tr> </thead> </table>														BLD DATE	06/26/2020	FRSR	LGL DATE	03/03/2020	JBBH	XF DATE	06/26/2020	FRSR	LAND DATE			INC DATE			AG DATE		
BLD DATE	06/26/2020	FRSR	LGL DATE	03/03/2020	JBBH																										
XF DATE	06/26/2020	FRSR	LAND DATE																												
INC DATE			AG DATE																												

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
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						
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																	
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	1,210.00	SF	6.00	6.00	100	2018	2018	3	80	5,808	
2	0211	CONCRETE W	0	100	14	3	42.00	SF	6.00	6.00	100	2018	2018	3	80	202	
3	0211	CONCRETE W	0	100	16	4	64.00	SF	6.00	6.00	100	2018	2018	3	80	307	
4	0211	CONCRETE W	0	100	15	5	75.00	SF	6.00	6.00	100	2018	2018	3	80	360	
5	0955	PRIVACY FE	0	100	0	0	122.00	LF	15.00	15.00	100	2018	2018	3	95	1,739	
6	0700	PORT BLDG	0	100	10	16	160.00	SF	0.00	0.00	100	2020	2020	3	94	0	

TOTAL OB/XF														8,416	
31 PECAN ST, CRAWFORDVILLE															

BUILDING NOTES													
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																								
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							

TOTAL OB/XF														8,416	
31 PECAN ST, CRAWFORDVILLE															

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 \$													