

THE HAMMOCKS PHASE I  
 LOT 72 OR 706 P 495  
 OR 837 P 324 OR 837 P 327

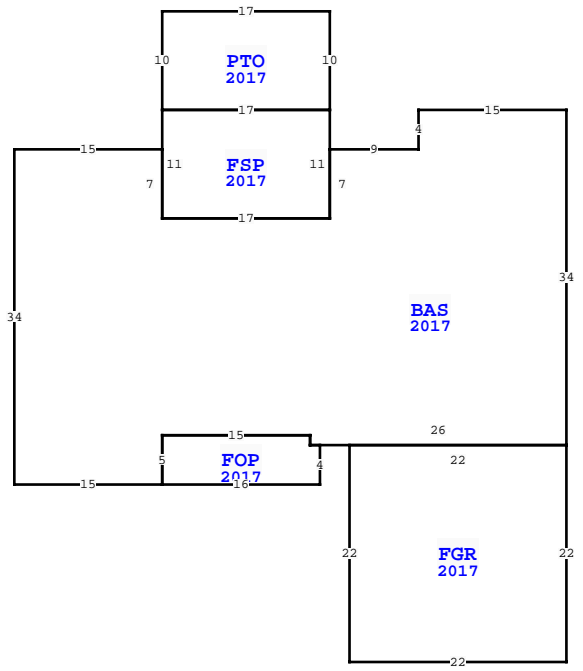
CARTER JACK KEVIN/KNUTH ANGELIQUE AS JTFRS  
 45 PECAN ST  
 CRAWFORDVILLE, FL 32327

**2024**

00-00-073-335-10187-072

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 90				
21	STONE 10				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
12	HARDWOOD 60				
14	CARPET 40				
13	HEAT PUMP 100				
13	HEAT PUMP 100				
	3 100				
	2 100				
	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	1,666	100	2017	1,666	173,767
FGR	484	50	2017	242	25,241
FOP	79	30	2017	24	2,503
FSP	187	55	2017	103	10,743
PTO	170	5	2017	8	835
TOTALS	2,586			2,043	213,090

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,043	116.8000	110.96	226,691	2017	2017	0	0	6.00	94.00
1 SINGLE FAM 100% - 2019 Heated Area: 1666 HX Base Yr 2019											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	213,090		
TOTAL MARKET OB/XF VALUE	6,296		
TOTAL LAND VALUE - MARKET	55,000		
TOTAL MARKET VALUE	274,386		
SOH/AGL Deduction	42,704		
ASSESSED VALUE	231,682		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	181,682		
TOTAL JUST VALUE	274,386		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	267,003		
5 YR PRCL CK,N/C			
JS 5 YR CK, PU XFOB.			
ADD HX FOR 2019-CARTER & KNUTH			
5 YR PRCL CH, PU NEW SFD & XFOB LN 1-2			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
17000845	SFD-CO	0	06/28/2017
20071598	SFD-EXPIRED	0	11/05/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1063/0315	2/14/2018	WD Q	Q	I	01	215,900
GRANTOR: GOONH CONSTRUCTION IN						
GRANTEE: CATER JACK KEVIN &						
1037/0621	6/12/2017	WD Q	Q	V	01	18,000
GRANTOR: FONVIELLE-THOMPSON, L						
GRANTEE: GOOCH 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	52	16			6.00	100	2017	2017	3	76	3,794	
2	0211	CONCRETE W	0	100	34	3			6.00	100	2017	2017	3	76	465	
3	0955	PRIVACY FE	0	100	0	0			15.00	100	2020	2020	3	97	2,037	

BLD DATE	11/28/2017	MMSR	LGL DATE	
XF DATE	11/28/2017	MMSR	LAND DATE	03/03/2020
INC DATE			AG DATE	JBBH

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2017] W15 S4 W9 S7 W17 FSP=[YR=2017] E17 N11 W17 PTO=[YR=2017] E17 N10 W17 S10\$ S11\$ N7 W15 S34 E15 N5 E15 FOP=[YR=2017] W15 S5 E16 N4 W1 N1\$ S1 E26 FGR=[YR=2017] W22 S22 E22 N22\$ N34\$.

LAND DESCRIPTION																								
TOTAL OB/XF 6,296																								
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							