

THE HAMMOCKS PHASE I
 LOT 75 OR 706 P 495
 OR 837 P 324 OR 837 P 327

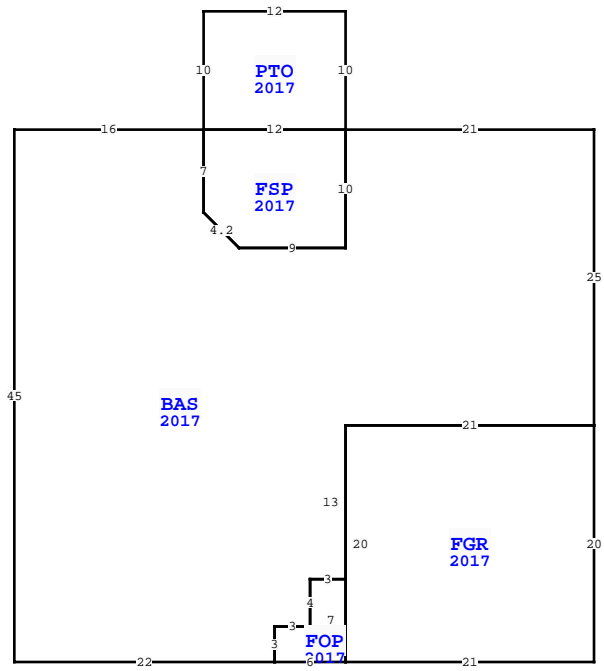
MCKINNEY MICHAEL
 38 PECAN ST
 CRAWFORDVILLE, FL 32327

2024

00-00-073-335-10187-075


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 70				
14	CARPET 30				
13	HEAT PUMP 100				
13	HEAT PUMP 100				
	Bedrooms	3	100		
	Bathrooms	2	100		
	Story Height	0	100		
1.	Stories	1.	100		
	Units	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	1,640	100	2017	1,640	171,488
FGR	420	50	2017	210	21,958
FOP	30	30	2017	9	941
FSP	116	55	2017	64	6,692
PTO	120	5	2017	6	627
TOTALS	2,326			1,929	201,707

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,929	117.1000	111.24	214,582	2017	2017	0	0	6.00	94.00
1 SINGLE FAM 100% - 2019 Heated Area: 1640 HX Base Yr 2019											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		201,707	
TOTAL MARKET OB/XF VALUE		4,587	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		261,294	
SOH/AGL Deduction		43,025	
ASSESSED VALUE		218,269	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		168,269	
TOTAL JUST VALUE		261,294	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		253,658	
5 YR PRCL CK,N/C			
JS 5 YR CK, PU XFOB.			
ADD HX FOR 2019-MCKINNEY			
5 YR PRCL CH, PU NEW SFD & XFOB LN 1-2			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
17000844	SFD-CO	0	06/28/2017
20071499	SFD-EXPIRED	0	10/23/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1060/0661	1/19/2018	WD Q	Q	I	01	206,900
GRANTOR: GOOCH CONSTRUCTION IN						
GRANTEE: MCKINNEY MICHAEL						
1037/0623	6/12/2017	WD Q	Q	V	01	18,000
GRANTOR: FONVIELLE-THOMPSON, L						
GRANTEE: GOOCH CONSTRUCTION						

EXTRA FEATURES		38 PECAN ST, CRAWFORDVILLE	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0210	CONCRETE D	6.00
2	0211	CONCRETE W	6.00
3	0955	PRIVACY FE	15.00

BLD DATE	MMSR	LGL DATE	LAND DATE
11/30/2017			03/03/2020
11/30/2017			JBBH
INC DATE		AG DATE	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2017] W21 S10 W9 L3 U3 N7 FSP=[YR=2017] S7 D3 R3 E9 N10 PTO=[YR=2017] N10 W12 S10 E12\$ W12\$ W16 S45 E22 N3 E3 N4 E3 N13 E21 FGR=[YR=2017] W21 S20 FOP=[YR=2017] N7 W3 S4 W3 S3 E6\$ E21 N20\$ N25\$.	

LAND DESCRIPTION		TOTAL OB/XF 4,587																						
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							