

THE HAMMOCKS PHASE I  
 LOT 78 OR 706 P 495  
 OR 727 P 669 OR 734 P 259

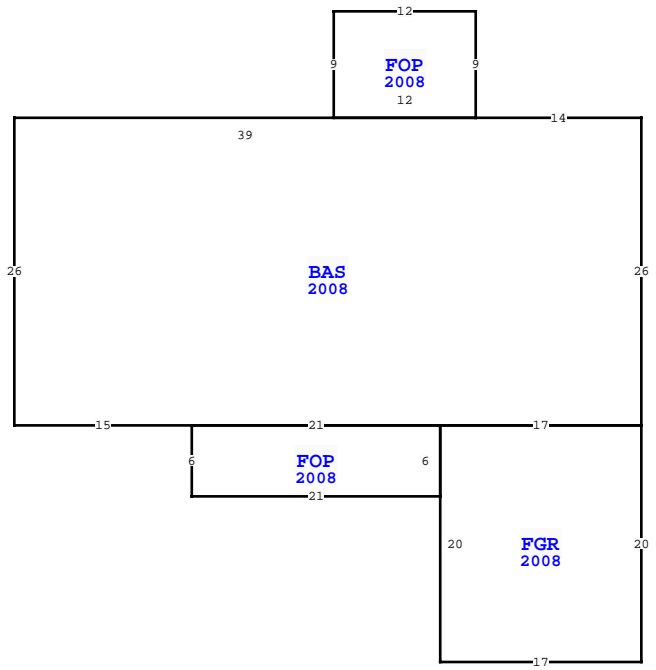
RADABAUGH SAMMY RAY  
 20 PECAN ST  
 CRAWFORDVILLE, FL 32327

**2024**

00-00-073-335-10187-078  


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	10	LAMINATED		50	
Interior Floo	14	CARPET		50	
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	1,378	100	2008	1,378	143,634
FGR	340	50	2008	170	17,719
FOP	108	30	2008	32	3,335
FOP	126	30	2008	38	3,961
TOTALS	1,952			1,618	168,651

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% - 2020									
Heated Area: 1378						HX Base Yr 2020					



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			168,651
TOTAL MARKET OB/XF VALUE			6,630
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			230,281
SOH/AGL Deduction			52,886
ASSESSED VALUE			177,395
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			127,395
TOTAL JUST VALUE			230,281
NCON VALUE			400
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			204,878
5 YR PRCL CK, CHG EYB FROM 2008 TO 2018, CHG XFBOs			
5 YR PRCL CK, PU XFBO LN 3, 4			
ADD HX FOR 2020-RADABAUGH			
5 YR PRCL CH, CORR FLOOR			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071106	SFD-CO	0	08/10/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1378/0749	9/19/2024	WD U	I	I	30	278,000
GRANTOR: RADABAUGH CHARLES						
GRANTEE: RADABAUGH SAMMY RAY						
1127/0313	10/07/2019	WD Q	I	I	01	211,000
GRANTOR: CLEAR SPRINGS PROPERT						
GRANTEE: RADABAUGH CHARLES &						

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	49	13	637.00	SF	6.00	6.00	100	2008	2008	3	43	1,643	
2	0211	CONCRETE W	0	100	31	3	93.00	SF	6.00	6.00	100	2008	2008	3	52	290	
3	0955	PRIVACY FE	0	100	0	0	251.00	LF	15.00	15.00	100	2018	2018	3	95	3,577	
4	0700	PORT BLDG	0	100	28	12	336.00	SF	0.00	0.00	100	2020	2020	3	94	0	
5	0060	DECK WOOD	0	100	8	10	80.00	SF	5.00	5.00	100	2024	2023		100	400	
6	0060	DECK WOOD	0	100	12	12	144.00	SF	5.00	5.00	100	2024	2023		100	720	
TOTALS															6,630		

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							