

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

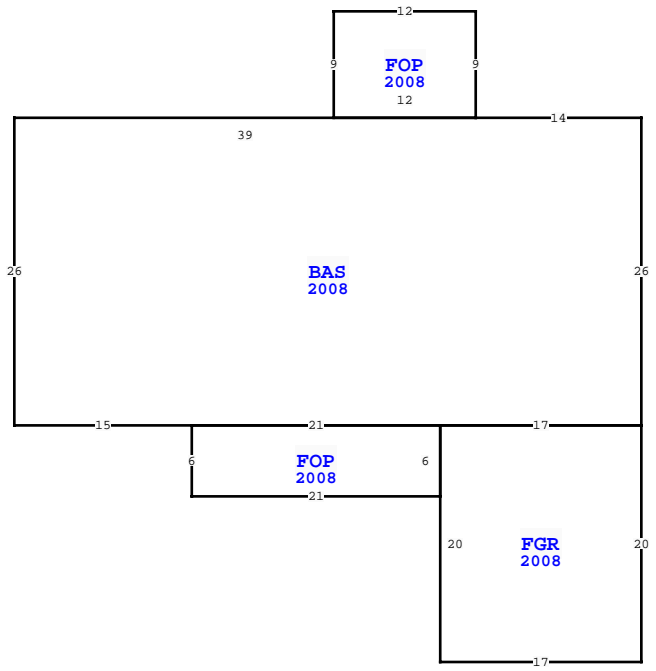
RADABAUGH SAMMY RAY
 20 PECAN ST
 CRAWFORDVILLE, FL 32327

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
BAS	1,378	100	2008
FGR	340	50	2008
FOP	108	30	2008
FOP	126	30	2008
TOTALS	1,952		

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 XFOS			
5 YR PRCL CK, PU XFOS 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	

TOTAL OB/XF														6,630			
BLD DATE	10/26/2020	MMJT	LGL DATE														
XF DATE	10/26/2020	MMJT	LAND DATE	03/03/2020													
INC DATE			AG DATE	JBBH													

BUILDING NOTES													
BAS=[YR=2008] W14 FOP=[YR=2008] N9 W12 S9 E12\$ W39 S26 E15													
FOP=[YR=2008] S6 E21 N6 W21\$ E21 FGR=[YR=2008] S20 E17 N20													
W17\$ E17 N26\$.													

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	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							