THE HAMMOCKS PHASE I
LOT 94
PLAT BOOK 4 PAGE 44

CHATHAM BRYAN
32 DUCK POND DR
CRAWFORDVILLE, FL 32327

2024

00-00-073-335-10187-094

WAKULLA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	10	LAMINATED 60
Interior Floo	14	CARPET 40
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

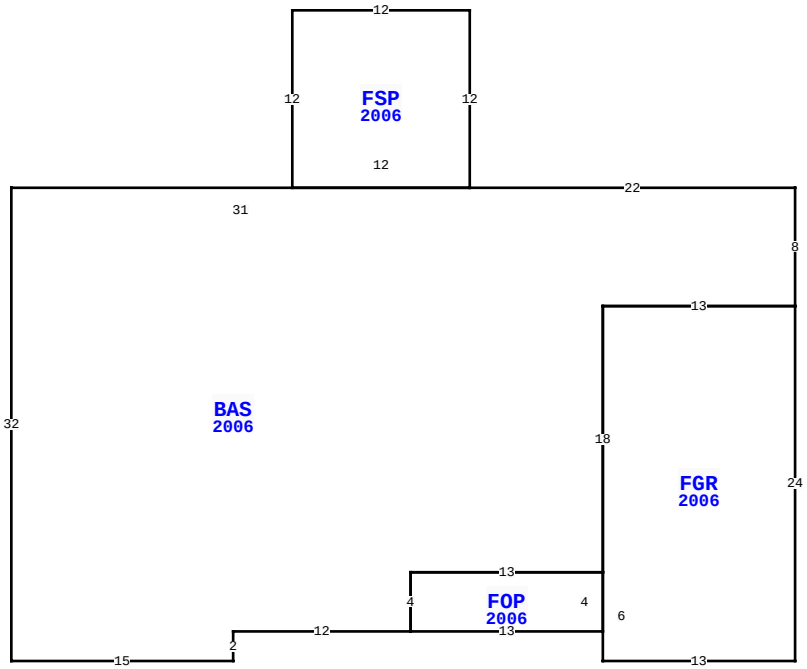
DOR CODE	0100	SINGLE FAMILY	
MAP NUM	3	MKT AREA	10
NEIGHBORHOOD/LOC	335.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,282	100	2006	1,282	131,161
FGR	312	50	2006	156	15,961
FOP	52	30	2006	16	1,637
FSP	144	55	2006	79	8,083
TOTALS	1,790			1,533	156,840

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,533	115.8000	110.01	168,645	2006	2016	0	0	0	7.00	93.00

1 SINGLE FAM 0% - 0 Heated Area: 1282 HX Base Yr



8 HEMLOCK WAY, CRAWFORDVILLE

BLD DATE	10/27/2020	MMAK	LGL DATE	
XF DATE	10/27/2020	MMAK	LAND DATE	03/03/2020 JBBH
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	156,840
TOTAL MARKET OB/XF VALUE	3,962
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	215,802
SOH/AGL Deduction	13,863
ASSESSED VALUE	201,939
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	201,939
TOTAL JUST VALUE	215,802
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	190,165

5 YR PRCL CK, CHG EYB FROM 2006 TO 2016,CHG XFOBS

5 YR PRCL CH, N/C

5 YR PRCL CH, CORR FLOOR, DEL XFOB LN 5

RENTED 6/1/2015. NOTE;MARRIED. RMVD HX

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000029	MECH	0	01/11/2021
2007582	DECK	0	04/24/2007
2006662	SFD - CO 8/16/6	0	04/17/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0850/0790	4/20/2011	WD	Q	I	01	126,000
GRANTOR: FLOYD JOHNS W III						
GRANTEE: CHATMAN BRYAN II						
0672/0767	8/18/2006	WD	Q	I		169,900
GRANTOR: TRIPLE H CONSTRUCTION						
GRANTEE: FLOYD JOHN W III						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W22 FSP=[YR=2006] N12 W12 S12 E12$ W31 S32 E15 N2 E12 FOP=[YR=2006] E13 N4 W13 S4$ N4 E13 FGR=[YR=2006] S6 E13 N24 W13 S18$ N18 E13 N8$.

EXTRA FEATURES

LN	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	0	0	0	820.00	SF	6.00	6.00	100	2006	2006	3	47	2,312	
2	0211	CONCRETE W	0	0	19	3	57.00	SF	6.00	6.00	100	2006	2006	3	52	178	
3	0211	CONCRETE W	0	0	4	4	16.00	SF	6.00	6.00	100	2006	2006	3	52	50	
4	0955	PRIVACY FE	0	0	0	0	316.00	LF	15.00	15.00	100	2006	2006	3	30	1,422	

LAND DESCRIPTION

TOTAL OB/XF 3,962

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 03/27/2024 BY Nwatts Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 05/20/2026 BY SYS