THE HAMMOCKS PHASE I
LOT 95
PLAT BOOK 4 PAGE 44

CHORBA JASON
53 JUNIPER DR.
CRAWFORDVILLE, FL 32327

**2024**

**00-00-073-335-10187-095**

## WAKULLA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

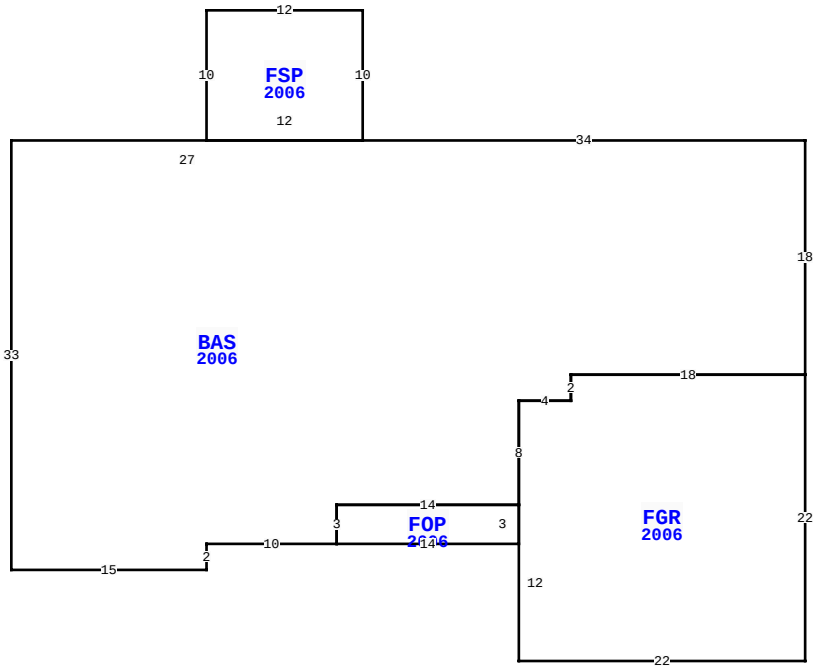
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Foundation | 02 | CONCR SLAB 100 |
| Frame | 02 | WOOD FRAME 100 |
| Exterior Wall | 05 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 50 |
| Interior Floo | 14 | CARPET 50 |
| Heating Type | 13 | HEAT PUMP 100 |
| Air Condition | 13 | HEAT PUMP 100 |
| Bedrooms | | 4 100 |
| 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 | 1,601 | 100 | 2006 | 1,601 | 159,167 |
| FGR | 476 | 50 | 2006 | 238 | 23,662 |
| FOP | 42 | 30 | 2006 | 13 | 1,292 |
| FSP | 120 | 55 | 2006 | 66 | 6,562 |
| TOTALS | 2,239 | | | 1,918 | 190,683 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,918 | 115.0000 | 109.25 | 209,542 | 2006 | 2014 | 0 | 0 | 0 | 9.00 | 91.00 |

1 SINGLE FAM 100% - 2012 Heated Area: 1601 HX Base Yr 2012




53 JUNIPER DR, CRAWFORDVILLE

| | | | | |
|---|---|---|---|---|
| BLD DATE | 11/03/2020 | MMJT | LGL DATE | |
| XF DATE | 11/03/2020 | MMJT | LAND DATE | 03/03/2020 JBBH |
| INC DATE | | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 190,683 |
| TOTAL MARKET OB/XF VALUE | | 8,979 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 254,662 |
| SOH/AGL Deduction | | 96,163 |
| ASSESSED VALUE | | 158,499 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 108,499 |
| TOTAL JUST VALUE | | 254,662 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 237,409 |

5 YR PRCL CK, CHG EYB FROM 2010 TO 2014,CHG XFOBS
INCR EYB 2006-2010 PRMT OB21-000159
5 YR PRCL CK, PU XFOB LN 6, 7
5 YR PRCL CH, PU XFOB LN 4-5

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 21000159 | RE-ROOF-CO | 0 | 04/05/2021 |
| OBN21-00003 | SOLAR PANELS | 0 | 03/02/2021 |
| 2006827 | SFD - CO 9/12/6 | 0 | 05/15/2006 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1360/0376 | 4/19/2024 | QC | U | I | 11 | 100 |
| GRANTOR: CHORBA STACI | | | | | | |
| GRANTEE: CHORBA JASON | | | | | | |
| 0861/0030 | 8/30/2011 | WD | Q | I | 01 | 145,000 |
| GRANTOR: NATIONAL RESIDENTIAL | | | | | | |
| GRANTEE: CHORBA STACIE & JAS | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2006] W34 FSP=[YR=2006] N10 W12 S10 E12$ W27 S33 E15 N2 E10 FOP=[YR=2006] E14 N3 W14 S3$ N3 E14 FGR=[YR=2006] S12 E22 N22 W18 S2 W4 S8$ N8 E4 N2 E18 N18$.

## 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 | 100 | 55 | 17 | 935.00 | SF | 6.00 | 6.00 | 100 | 2006 | 2006 | 3 | 47 | 2,637 | |
| 2 | 0211 | CONCRETE W | 0 | 100 | 27 | 3 | 81.00 | SF | 6.00 | 6.00 | 100 | 2006 | 2006 | 3 | 62 | 301 | |
| 3 | 0955 | PRIVACY FE | 0 | 100 | 0 | 0 | 124.00 | LF | 15.00 | 15.00 | 100 | 2007 | 2007 | 3 | 70 | 1,302 | |
| 4 | 0630 | METAL UTL | 0 | 100 | 20 | 16 | 320.00 | SF | 8.00 | 8.00 | 100 | 2013 | 2013 | 3 | 80 | 2,048 | |
| 5 | 0700 | PORT BLDG | 0 | 100 | 16 | 12 | 192.00 | SF | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 80 | 0 | |
| 6 | 0060 | DECK WOOD | 0 | 100 | 0 | 0 | 122.00 | SF | 5.00 | 5.00 | 100 | 2016 | 2016 | 3 | 87 | 531 | |
| 7 | 0213 | CONCRETE P | 0 | 100 | 30 | 12 | 360.00 | SF | 6.00 | 6.00 | 100 | 2019 | 2019 | 3 | 100 | 2,160 | |

## LAND DESCRIPTION

TOTAL OB/XF 8,979

| 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 | 100 | | | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 55,000.00 | 55,000.00 | 55,000 | | | | | | | |

REVIEW DATE 03/25/2024 BY Nwatts Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 05/20/2026 BY SYS