THE HAMMOCKS PHASE I
LOT 96
PLAT BOOK 4 PAGE 44

NGUYEN BINH
33 JUNIPER DR
CRAWFORDVILLE, FL 32327

2024

00-00-073-335-10187-096

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		3 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
Quality	03	AVERAGE
DOR CODE	0100	SINGLE FAMILY

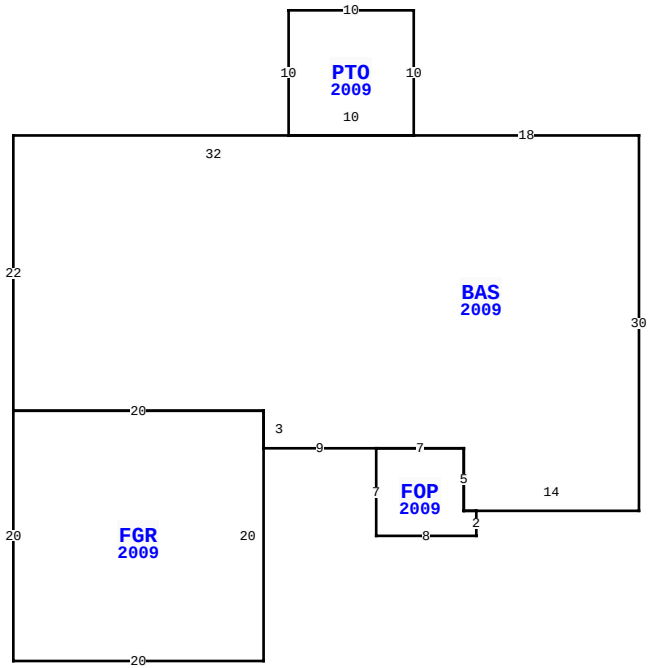
MAP NUM: 3 | MKT AREA: 10
NEIGHBORHOOD/LOC: 335.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,260	100	2009	1,260	132,149
FGR	400	50	2009	200	20,976
FOP	51	30	2009	15	1,573
PTO	100	5	2009	5	524
TOTALS	1,811			1,480	155,222

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,480	115.0000	109.25	161,690	2009	2019	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2010 Heated Area: 1260 HX Base Yr 2010



33 JUNIPER DR, CRAWFORDVILLE

BLD DATE	02/16/2021	MMJS	LGL DATE		
XF DATE	02/16/2021	MMJS	LAND DATE	03/03/2020	JBBH
INC DATE			AG DATE		

WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		155,222
TOTAL MARKET OB/XF VALUE		3,407
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		213,629
SOH/AGL Deduction		87,133
ASSESSED VALUE		126,496
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		76,496
TOTAL JUST VALUE		213,629
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		188,034

5 YR PRCL CK, CHG EYB FROM 2009 TO 2019,CHG XFOBS
5 YR PRCL CH, N/C
5 YR PRCL CH, N/C
NEW PRCL CK-N/C-(K.LINTON)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071506	SFD-CO	0	10/23/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0813/0054	12/15/2009	WD	Q	I	01	144,000
GRANTOR: MARKHOR INVESTMENTS I						
GRANTEE: NGUYEN BINH						
0811/0110	11/25/2009	WD	Q	V	05	50,000
GRANTOR: THE 1998 BEN C. BOYNT						
GRANTEE: MARKHOR INVESTMENTS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W18 PTO=[YR=2009] N10 W10 S10 E10$ W32 S22 FGR=[YR=2009] S20 E20 N20 W20$ E20 S3 E9 FOP=[YR=2009] S7 E8 N2 W1 N5 W7$ E7 S5 E14 N30$.

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	52	16	832.00	SF	6.00	6.00	100	2009	2009	3	62	3,095	
2	0211	CONCRETE W	0	100	28	3	84.00	SF	6.00	6.00	100	2009	2009	3	62	312	

LAND DESCRIPTION

TOTAL OB/XF 3,407

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 04/01/2026 BY SYS