

THE HAMMOCKS PHASE I
 LOT 100 OR 675 P 784
 OR 836 P 332 OR 1042 P 411

BROWN FREDDIE/BROWN LINDA PEYTON
 5 JUNIPER DRIVE
 CRAWFORDVILLE, FL 32327

2024

00-00-073-335-10187-100



ELEMENT		CD	CONSTRUCTION		
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	90	
Exterior Wall	19	COMMON	BRK	10	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL	100		
Interior Floo	11	CLAY TILE	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		
Fireplace	01	FIREPLACE	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	1,616	100	2006	1,616	175,897
FGR	504	50	2006	252	27,429
FOP	132	30	2006	40	4,354
PTO	16	5	2006	1	109
PTO	768	5	2006	38	4,137
TOTALS	3,036			1,947	211,926

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% - 2021									
Heated Area: 1616						HX Base Yr 2021					
BLD DATE	11/03/2020	MMJT	LGL DATE	03/03/2020	JBBH						
XF DATE	11/03/2020	MMJT	LAND DATE								
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				211,926		
TOTAL MARKET OB/XF VALUE				7,934		
TOTAL LAND VALUE - MARKET				55,000		
TOTAL MARKET VALUE				274,860		
SOH/AGL Deduction				87,634		
ASSESSED VALUE				187,226		
TOTAL EXEMPTION VALUE				HX HB 50,000		
BASE TAXABLE VALUE				137,226		
TOTAL JUST VALUE				274,860		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				240,237		
5 YR PRCL CK, CHG EYB FROM 2006 TO 2016, CHG XFOBS						
CHG EXW						
5 YR PRCL CK, PU XFOB LN 4, DEL XFOB LN 4						
ADD HX & PORT FOR 2021- BROWN						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
19000045	MECH-CO	0	06/12/2019			
19000023	REROOF	0	01/17/2019			
20061506	SFD - CO	0	09/15/2006			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1143/0814	3/18/2020	WD Q	Q	I	01	219,900
GRANTOR: COMMERCIAL ROOFING CO						
GRANTEE: BROWN FREDDIE & LIN						
1047/0519	9/12/2017	WD U	I	12		124,400
GRANTOR: JPMORGAN CHASE BANK						
GRANTEE: COMMERCIAL ROOFING						
BUILDING NOTES						
BUILDING DIMENSIONS						
PTO=[YR=2006] W64 S12 E64 BAS=[YR=2006] W64 S24						
PTO=[YR=2006] W4 S4 E4 N4\$ FGR=[YR=2006] S21 E24 N21 W24\$						
E24 S2 FOP=[YR=2006] S6 E22 N6 W22\$ E40 N26\$ N12\$.						

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
2	0210	CONCRETE D	0	100	54	16	864.00	SF	6.00	6.00	100	2006	2006	3	72	3,732	
3	0211	CONCRETE W	0	100	70	3	210.00	SF	6.00	6.00	100	2006	2006	3	80	1,008	
4	0955	PRIVACY FE	0	100	0	0	234.00	LF	15.00	15.00	100	2017	2017	3	91	3,194	
6	0700	PORT BLDG	0	100	8	12	96.00	SF	0.00	0.00	100	2024	2023		98	0	

TOTAL OB/XF												7,934					
5 JUNIPER DR, CRAWFORDVILLE																	

LAND DESCRIPTION												TOTAL OB/XF						7,934						
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							