LOT 31 THE HAMMOCKS PH II
PB 6 P 26 OR 1233 P 802
OR 1280 P 355

BAILEY DONALD KEITH/BAILEY MARY JANE
88 EAST PECAN ST
CRAWFORDVILLE, FL 32327

2024

00-00-073-419-10187-231

BUILDING CHARACTERISTICS

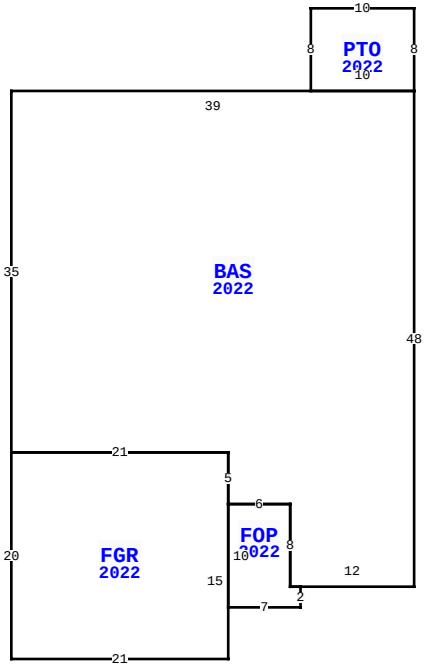
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 80
Exterior Wall	11	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	VYL PLANK 70
Interior Floo	14	CARPET 30
Heating Type	13	HEAT 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	419.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,551	100	2022	1,551	164,390
FGR	420	50	2022	210	22,258
FOP	62	30	2022	19	2,014
PTO	80	5	2022	4	424
TOTALS	2,113			1,784	189,085

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,784	112.7000	107.06	190,995	2022	2022	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2023 Heated Area: 1551 HX Base Yr 2023



88 EAST PECAN ST, CRAWFORDVILLE

BLD DATE		LGL DATE	10/25/2021 PB
XF DATE		LAND DATE	
INC DATE		AG DATE	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	189,085
TOTAL MARKET OB/XF VALUE	8,285
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	252,370
SOH/AGL Deduction	0
ASSESSED VALUE	252,370
TOTAL EXEMPTION VALUE	HX HB VX 55,000
BASE TAXABLE VALUE	197,370
TOTAL JUST VALUE	252,370
NCON VALUE	4,350
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	243,149

5 YR PRCL CK, PU XFOB

JS 5YR CK, PU XFOBS 3/6/23

NO PORT FROM VOLUSIA - BAILEY

JS PU NEW SFD & XFOBS 0210,0211

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000081	SFD-CO	0	02/02/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1280/0355	8/22/2022	WD	Q	I	01	288,500
GRANTOR: D R HORTON INC						
GRANTEE: BAILEY DONALD KEITH						
1233/0802	10/15/2021	WD	Q	V	05	1,609,200
GRANTOR: BCB FLP 1, LLC						
GRANTEE: D.R. HORTON, INC						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2022] W10 S8 E10 BAS=[YR=2022] W39 S35 E21 S5 FGR=[YR=2022] N5 W21 S20 E21 N15$ FOP=[YR=2022] S10 E7 N2 W1 N8 W6$ E6 S8 E12 N48$ 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	100	40	16	640.00	SF	6.00	6.00	100	2022	2022	3	97	3,725	
2	0211	CONCRETE W	0	100	12	3	36.00	SF	6.00	6.00	100	2022	2022	3	97	210	
3	0700	PORT BLDG	0	100	20	11	220.00	SF	0.00	0.00	100	2024	2023	AV	98	0	
4	0955	PRIVACY FE	0	100	0	0	290.00	LF	15.00	15.00	100	2024	2023		100	4,350	

LAND DESCRIPTION

TOTAL OB/XF 8,285

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 04/03/2024 BY Nwatts Total Acres: 0.31 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 04/01/2026 BY SYS