LOT 40 THE HAMMOCKS PH II
PB 6 P 26 OR 1233 P 802
OR 1272 P 341

KENNEDY AXLE CLARENCE/KENNEDY ERIN LYNN
114 EAST PECAN ST
CRAWFORDVILLE, FL 32327

2024

00-00-073-419-10187-240

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	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		4 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
Quality	03	AVERAGE

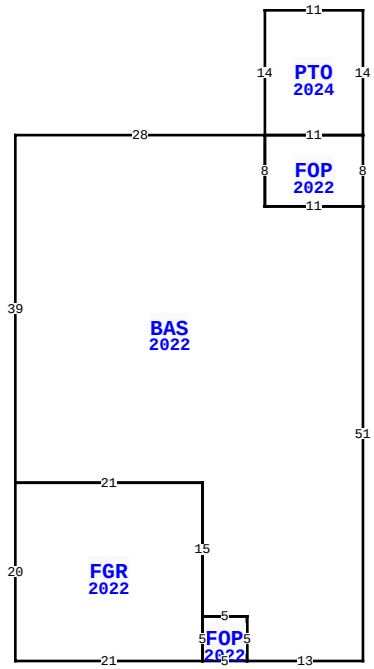
DOR CODE	0100	SINGLE FAMILY	
MAP NUM	3	MKT AREA	10
NEIGHBORHOOD/LOC	419.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,768	100	2022	1,768	187,389
FGR	420	50	2022	210	22,258
FOP	25	30	2022	8	847
FOP	88	30	2022	26	2,756
PTO	154	5	2024	8	847
TOTALS	2,455			2,020	214,098

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,020	112.7000	107.06	216,261	2022	2022	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2024 Heated Area: 1768 HX Base Yr 2023



114 EAST PECAN ST, CRAWFORDVILLE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		214,098
TOTAL MARKET OB/XF VALUE		20,457
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		289,555
SOH/AGL Deduction		0
ASSESSED VALUE		289,555
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		239,555
TOTAL JUST VALUE		289,555
NCON VALUE		847
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		284,350

5 YR PRCL CK, CHG TRAV, ADD PTO
JS PRMT CH P/U NEW SFD AND XFOBS
LOT 40 NEW SUB #419 S/O FROM 10187-000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21001197	SFD-CO	0	12/09/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1272/0341	6/27/2022	WD	Q	I	01	313,500
GRANTOR: D.R. HORTON, INC						
GRANTEE: KENNEDY AXLE CLAREN						
1233/0802	10/15/2021	WD	Q	V	05	1,609,200
GRANTOR: BCB FLP 1, LLC						
GRANTEE: D.R. HORTON, INC'						

BUILDING NOTES

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	218	16	3,488.00	SF	6.00	6.00	100	2022	2022	3	97	20,300	
2	0211	CONCRETE W	0	100	9	3	27.00	SF	6.00	6.00	100	2022	2022	3	97	157	

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=0,8] W11 N8 W28 S39 E21 S15 E5 S5 E13 N51 $
FGR=[YR=2022;ORIG=-18,54] N15 W21 S20 E21 N5 $
FOP=[YR=2022;ORIG=0,0] W11 S8 E11 N8 $
FOP=[YR=2022;ORIG=-18,54] S5 E5 N5 W5 $
PTO=[YR=2024;ORIG=0,-14] W11 S14 E11 N14 $
.

LAND DESCRIPTION

TOTAL OB/XF 20,457

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: 0.30 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 05/20/2026 BY SYS