LOT 73 HS
LOT 27
HAMMOCKS PH III PB 6 P 63

**HEINRICHS ROBERT W**
72 EAST PECAN ST
CRAWFORDVILLE, FL 32327

**2024**

**00-00-073-441-10187-327**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0000 | VACANT RESIDENTIAL | |
| MAP NUM | 3 | MKT AREA | 10 |
| NEIGHBORHOOD/LOC | 441.00 | 1.00/ | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| TOTALS | | | | | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

72 EAST PECAN ST, CRAWFORDVILLE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | 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 | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 55,000 |
| TOTAL MARKET VALUE | 55,000 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 55,000 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 55,000 |
| TOTAL JUST VALUE | 55,000 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 55,000 |

COA PER NCOA REPORT - BUSINESS MOVE
PU SFD, XFOBS
5 YR PRCL CK, N/C

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| OBN24-00013 | SFD-CO | | 03/18/2024 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1371/0677 | 7/26/2024 | WD | Q | I | 01 | 334,900 |
| GRANTOR: D R HORTON INC | | | | | | |
| GRANTEE: HEINRICHS ROBERT W | | | | | | |
| 1326/0449 | 8/22/2023 | WD | Q | V | 05 | 2,324,400 |
| GRANTOR: BCB FLP 1 LLC | | | | | | |
| GRANTEE: DR HORTON INC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 000000 | C | VAC RES | 0 | | | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 55,000.00 | 55,000.00 | 55,000 | | | | | | | |

REVIEW DATE 07/09/2024 BY Nwatts Total Acres: 0.31 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 04/01/2026 BY SYS