

HS LOT 76 P-14-26-M-20C
 A PARCEL OF LAND CONT.3.71
 ACRES LYING AND BEING IN HS

FLORIDA INVESTMENT HOLDING GROUP 7 LLC
 1400 VILLAGE SQUARE BLVD STE, 3-328
 TALLAHASSEE, FL 32312

2024

00-00-076-000-10257-030



ELEMENT		CD		CONSTRUCTION	
Foundation	07	PIER BLOCK	100		
Frame	02	WOOD FRAME	100		
Exterior Wall	01	MINIMUM	100		
Roof Structur	01	FLAT	100		
Roof Cover	01	MINIMUM	100		
Interior Wall	04	PLYWOOD	100		
Interior Floo	14	CARPET	100		
Heating Type	04	AIR DUCTED	100		
Air Condition	02	WINDOW	100		
Bedrooms		3	100		
Bathrooms		1	100		
Stories	1.1	1.100			
Class	00	N/A	100		
Units		0	100		
Quality	08	FAIR			
DOR CODE	2800	PARKING/MH	PARK		
MAP NUM	3	MKT AREA	10		
NEIGHBORHOOD/LOC	000	1.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	660	100	1993	660	12,973
DCK	16	10	2004	2	39
TOTALS	676			662	13,012

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MOBILE HOM	0%	- 2024	49.14	32,531	1972	1982	0	0	60.00	40.00
Heated Area: 660 HX Base Yr											
165 HICKORY AVE, CRAWFORDVILLE											
BLD DATE	08/16/2022	FRAK	LGL DATE	12/11/2020	FRAK						
XF DATE	03/18/2016	MMSR	LAND DATE								
INC DATE			AG DATE								

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 8
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		130,433	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		17,000	
TOTAL MARKET VALUE		147,433	
SOH/AGL Deduction		0	
ASSESSED VALUE		147,433	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		147,433	
TOTAL JUST VALUE		147,433	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		32,376	
CHG BUSE, QUAL, HTTP, & A/C			
5 YR PRCL CH, DEL BLDG 2, 3, & 8			
1986 SWMH @ 177 HICKORY AVE			
5 YR PRCL CH, DEMO 1972 SWMH & REPLACE W/			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051898	ELEC-UPG	0	11/23/2005
29697	ELEC	0	12/27/2002
29511	ELEC	0	10/14/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1317/0278	6/15/2023	WD	Q	I	05	350,000
GRANTOR: HATTAWAY STEPHANIE						
GRANTEE: FLORIDA INVESTMENT						
1305/0520	12/03/2022	QC	U	I	11	100
GRANTOR: HATTAWAY ROBERT S						
GRANTEE: HATTAWAY STEPHANIE						

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

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W5 S12 E13 DCK=[YR=2004] W4 S4 E4 N4\$ E42 N12\$.											

LAND DESCRIPTION												TOTAL OB/XF												
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

HS LOT 76 P-14-26-M-20C
 A PARCEL OF LAND CONT.3.71
 ACRES LYING AND BEING IN HS

FLORIDA INVESTMENT HOLDING GROUP 7 LLC
 1400 VILLAGE SQUARE BLVD STE, 3-328
 TALLAHASSEE, FL 32312

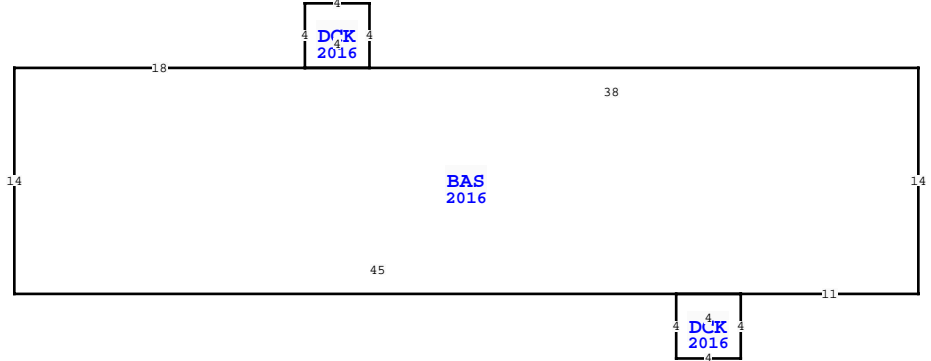
2024

00-00-076-000-10257-030



ELEMENT		BUILDING CHARACTERISTICS	
ELEMENT	CD	CONSTRUCTION	
Foundation	07	PIER BLOCK 100	
Frame	02	WOOD FRAME 100	
Exterior Wall	30	VINYL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	13	GALVALUM 100	
Interior Wall	05	DRYWALL 70	
Interior Wall	03	PLASTER 30	
Interior Floo	14	CARPET 70	
Interior Floo	11	CLAY TILE 30	
Heating Type	14	MINI SPLIT 100	
Air Condition	14	MINI SPLIT 100	
Bedrooms		2 100	
Bathrooms		1.5 100	
Stories	1.	1. 100	
Class	00	N/A 100	
Units		0 100	
Quality	08	FAIR	
DOR CODE	2800	PARKING/MH PARK	
MAP NUM	3	MKT AREA	10
NEIGHBORHOOD/LOC	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	784	100	2016
DCK	16	10	2016
DCK	16	10	2016
TOTALS	816		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0200	02	788	109.3500	76.54	60,314	1986	1996		0	0	47.00	53.00
4 MOBILE HOM 0% - 2024 Heated Area: 784 HX Base Yr												



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 4 of 8
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	130,433		
TOTAL MARKET OB/XF VALUE	0		
TOTAL LAND VALUE - MARKET	17,000		
TOTAL MARKET VALUE	147,433		
SOH/AGL Deduction	0		
ASSESSED VALUE	147,433		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	147,433		
TOTAL JUST VALUE	147,433		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	32,376		
PU FNDN & FRME, CHG A/C, 169 HICKORY AVE CARD			
CHG A/C, PU CORR TRAV, 173 HICKORY AVE CARD 7			
TRAV, 175 HICKORY AVE CARD 6, PU FNDN & FRME			
FLEETWOOD CIR CARD 5, PU FNDN & FRME, PU CORR			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1317/0278	6/15/2023	WD	Q	I	05	350,000
GRANTOR: HATTAWAY STEPHANIE						
GRANTEE: FLORIDA INVESTMENT						
1305/0520	12/03/2022	QC	U	I	11	100
GRANTOR: HATTAWAY ROBERT S						
GRANTEE: HATTAWAY STEPHANIE						

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
165 HICKORY AVE, CRAWFORDVILLE												
TOTALS 816 788 31,966												

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2016] W38 DCK=[YR=2016] E4 N4 W4 S4\$ W18 S14 E45			
DCK=[YR=2016] W4 S4 E4 N4\$ E11 N14\$.			

LAND DESCRIPTION													TOTAL OB/XF												
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	

HS LOT 76 P-14-26-M-20C
 A PARCEL OF LAND CONT.3.71
 ACRES LYING AND BEING IN HS

FLORIDA INVESTMENT HOLDING GROUP 7 LLC
 1400 VILLAGE SQUARE BLVD STE, 3-328
 TALLAHASSEE, FL 32312

2024

00-00-076-000-10257-030



ELEMENT		CD		CONSTRUCTION	
Foundation	07	PIER	BLOCK	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	01	MINIMUM		100	
Roof Structur	01	FLAT		100	
Roof Cover	01	MINIMUM		100	
Interior Wall	04	PLYWOOD		100	
Interior Floo	08	SHT VINYL		100	
Heating Type	14	MINI SPLIT		100	
Air Condition	14	MINI SPLIT		100	
Bedrooms		2		100	
Bathrooms		1		100	
Stories	1.	1.		100	
Class	00	N/A		100	
Units		0		100	
Quality	01	MINIMUM			
DOR CODE	2800	PARKING/MH		PARK	
MAP NUM	3	MKT AREA		10	
NEIGHBORHOOD/LOC	000			1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	368	100	1993	368	5,483
DCK	80	10	2004	8	119
TOTALS	448			376	5,602

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0200	02	376	47.3000	33.11	12,449	1968	1988	0	0	55.00	45.00
5 MOBILE HOM 0% - 2024 Heated Area: 368 HX Base Yr											

46

BAS
1993

36

20
DCK
2004

10

4

20

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 5 of 8
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			130,433
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			17,000
TOTAL MARKET VALUE			147,433
SOH/AGL Deduction			0
ASSESSED VALUE			147,433
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			147,433
TOTAL JUST VALUE			147,433
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			32,376
PU FNDN & FRME, CHG A/C, PU CORR TRAV, 7			
FNDN & FRME, CHG A/C, 177 HICKORY AVE CARD 4, & FRME, CHG A/C, 16 FLEETWOOD CIR CARD 3, PU			
PU CORR TRAV, 12 FLEETWOOD DR CARD 2, PU FNDN			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1317/0278	6/15/2023	WD	Q	I	05	350,000	
GRANTOR: HATTAWAY STEPHANIE							
GRANTEE: FLORIDA INVESTMENT							
1305/0520	12/03/2022	QC	U	I	11	100	
GRANTOR: HATTAWAY ROBERT S							
GRANTEE: HATTAWAY STEPHANIE							

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	
165 HICKORY AVE, CRAWFORDVILLE																	
												BLD DATE	08/16/2022	FRAK	LGL DATE		
												XF DATE	03/18/2016	MMSR	LAND DATE	12/11/2020	FRAK
												INC DATE			AG DATE		
												TOTAL OB/XF	0				

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=1993] W46 S8 E36 DCK=[YR=2004] W20 S4 E20 N4\$ E10 N8\$.			

LAND DESCRIPTION												TOTAL OB/XF												
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

HS LOT 76 P-14-26-M-20C
 A PARCEL OF LAND CONT.3.71
 ACRES LYING AND BEING IN HS

FLORIDA INVESTMENT HOLDING GROUP 7 LLC
 1400 VILLAGE SQUARE BLVD STE, 3-328
 TALLAHASSEE, FL 32312

2024

00-00-076-000-10257-030



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
01	WOOD FRAME 100				
02	WOOD FRAME 100				
01	MINIMUM 100				
01	FLAT 100				
01	MINIMUM 100				
04	PLYWOOD 100				
14	CARPET 100				
04	AIR DUCTED 100				
02	WINDOW 100				
	2 100				
	1 100				
1.	1. 100				
00	N/A 100				
	0 100				
08	FAIR				
2800	PARKING/MH PARK				
3	MKT AREA	10			
000	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	552	100	1993	552	11,406
DCK	16	10	2004	2	41
DCK	16	10	2004	2	41
TOTALS	584			556	11,489

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0200	02	556	73.8000	51.66	28,723	1970	1980	0	0	60.00	40.00		
7 MOBILE HOM 0% - 2024 Heated Area: 552 HX Base Yr													
165 HICKORY AVE, CRAWFORDVILLE													
BLD DATE	08/16/2022	FRAK	LGL DATE	12/11/2020	FRAK								
XF DATE	03/18/2016	MMSR	LAND DATE										
INC DATE			AG DATE										

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 7 of 8
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			130,433
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			17,000
TOTAL MARKET VALUE			147,433
SOH/AGL Deduction			0
ASSESSED VALUE			147,433
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			147,433
TOTAL JUST VALUE			147,433
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			32,376
N/C DEL-RV			
CK PRMT N/C ELEC			
NC/REMOVE RV			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1317/0278	6/15/2023	WD	Q	I	05	350,000
GRANTOR: HATTAWAY STEPHANIE						
GRANTEE: FLORIDA INVESTMENT						
1305/0520	12/03/2022	QC	U	I	11	100
GRANTOR: HATTAWAY ROBERT S						
GRANTEE: HATTAWAY STEPHANIE						

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
TOTAL OB/XF 0																

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1993] W46 S12 E14 DCK=[YR=2004] W4 S4 E4 N4\$ E22													
DCK=[YR=2004] W4 S4 E4 N4\$ E10 N12\$.													

LAND DESCRIPTION														TOTAL OB/XF													
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			

