

SCENIC STREAM PHASE I  
 BLOCK B LOT 22  
 OR 1050 P 327 OR 1147 P 329

HARDWICK JOHN M  
 236 SCENIC STREAM CIR  
 CRAWFORDVILLE, FL 32327

2024

06-3S-01W-383-14299-B22



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
12	HARDWOOD 50				
14	CARPET 50				
04	AIR DUCTED 100				
03	CENTRAL 100				
	3 100				
	2 100				
	0 100				
1.	1. 100				
	0 100				
03	AVERAGE				
0100	SINGLE FAMILY				
2	MKT AREA	01			
NEIGHBORHOOD/LOC		383.00	1.35/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	2016	672	92,575
BAS	672	100	2016	672	92,575
CAN	50	30	2016	15	2,066
FOP	80	30	2016	24	3,306
FOP	80	30	2016	24	3,306
OWH	576	100	2016	576	79,350
PTO	80	5	2016	4	551
UCP	484	20	2016	97	13,363
TOTALS	2,694			2,084	287,094

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%	- 2018									
Heated Area: 1920 HX Base Yr 2018												

WAKULLA COUNTY PROPERTY				PAGE 1 of 2	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				297,856		
TOTAL MARKET OB/XF VALUE				8,069		
TOTAL LAND VALUE - MARKET				45,000		
TOTAL MARKET VALUE				350,925		
SOH/AGL Deduction				96,663		
ASSESSED VALUE				254,262		
TOTAL EXEMPTION VALUE				HX HB 50,000		
BASE TAXABLE VALUE				204,262		
TOTAL JUST VALUE				350,925		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				354,429		
RMVD H4 - ADDED SPOUSE SSN						
H4 - MAILED QUESTIONNAIRE DUE TO NOTE DATED 9/11/2						
MARRIAGE CERT OR 1327 P 466 - H4 - NEED SPOUSE SSN						
5 YR PRCL CK NC MM						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
18000960	SHED-CO	0	10/03/2018			
15000860	SFD-CO	0	09/23/2015			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1147/0329	4/15/2020	WD	U	I	11	100
GRANTOR: HARDWICK JOHN M & RAC						
GRANTEE: HARDWICK JOHN M						
1050/0327	10/05/2017	WD	Q	I	01	225,000
GRANTOR: BCB FLP 1 LLC						
GRANTEE: HARDWICK JOHN M & R						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2016] W14 PTO=[YR=2016] N5 W16 S5 E16\$ FOP=[YR=2016] W16 BAS=[YR=2016] W14 S16 CAN=[YR=2016] N5 W10 UCP=[YR=2016] W22 S22 E22 N22\$ S5 E10\$ S32 E14 N7 FOP=[YR=2016] S5 E16 N5 W16\$ OWH=[YR=2016] E16 N36 W16 S36\$ N41\$ S5 E16 N5\$ S48 E14 N48\$.						

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
1	0955	PRIVACY FE	0	100	0	0		20.25	20.25	100	2018	2018	3	95	4,136	
2	0055	PORTABLE C	0	100	20	20		4.05	4.05	100	2017	2017	3	76	1,231	
3	0625	PORT WD UT	0	100	10	6		8.10	8.10	100	2017	2017	3	76	369	
4	0210	CONCRETE D	0	100	30	12		8.10	8.10	100	2018	2018	3	80	2,333	

TOTAL OB/XF													8,069	
BLD DATE 12/04/2018 MMSR LGL DATE													12/04/2018 MMSR	
XF DATE 12/04/2018 MMSR LAND DATE														
INC DATE														

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	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	45,000.00	45,000.00	45,000								

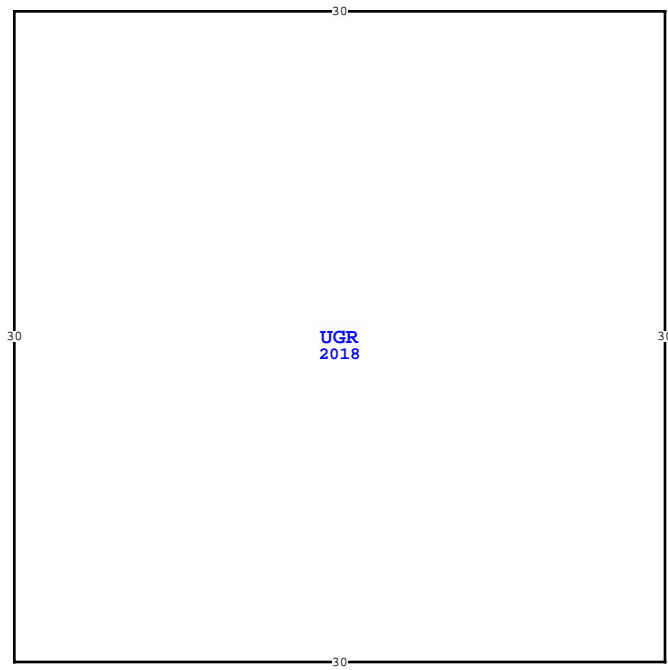
SCENIC STREAM PHASE I  
 BLOCK B LOT 22  
 OR 1050 P 327 OR 1147 P 329

HARDWICK JOHN M  
 236 SCENIC STREAM CIR  
 CRAWFORDVILLE, FL 32327

**2024**

06-3S-01W-383-14299-B22  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	05	STEEL	100
Exterior Wall	27	PREFIN MTL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	13	GALVALUM	100
Interior Wall	07	NONE	100
Interior Floo	03	CONC FINSH	100
Heating Type	01	NONE	100
Air Condition	01	NONE	100
Story Height		0	100
Stories	1.	1.	100
Units		0	100
Quality	03	AVERAGE	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM	2	MKT AREA	01
NEIGHBORHOOD/LOC	383.00	1.35/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
UGR	900	40	2018
TOTALS	900		360
			10,762

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	SFR	UFGR	100%	- 2018							
Heated Area: 0						HX Base Yr 2018					
											
BLD DATE	12/04/2018	MMSR	LGL DATE	12/04/2018	MMSR						
XF DATE	12/04/2018	MMSR	LAND DATE	12/04/2018	MMSR						
INC DATE			AG DATE								

WAKULLA COUNTY PROPERTY				PAGE 2 of 2	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				297,856		
TOTAL MARKET OB/XF VALUE				8,069		
TOTAL LAND VALUE - MARKET				45,000		
TOTAL MARKET VALUE				350,925		
SOH/AGL Deduction				96,663		
ASSESSED VALUE				254,262		
TOTAL EXEMPTION VALUE				50,000		
BASE TAXABLE VALUE				204,262		
TOTAL JUST VALUE				350,925		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				354,429		
CARD 1, PU CARD 2						
5 YR PRCL CH, PU XFOB LN 1-4, PU CORR TRAV						
SOH PORTED FROM 05203-A08/2018/HARDWICK						
5 YR PRCL CH, PU NEW SFD						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1147/0329	4/15/2020	WD	U	I	11	100
GRANTOR: HARDWICK JOHN M & RAC						
GRANTEE: HARDWICK JOHN M						
1050/0327	10/05/2017	WD	Q	I	01	225,000
GRANTOR: BCB FLP 1 LLC						
GRANTEE: HARDWICK JOHN M & R						
BUILDING NOTES						
BUILDING DIMENSIONS						
UGR=[YR=2018] W30 S30 E30 N30\$.						

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																		
236 SCENIC STREAM CIR, CRAWFORDVILLE																																		
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>BLD DATE</td> <td>12/04/2018</td> <td>MMSR</td> <td>LGL DATE</td> <td>12/04/2018</td> <td>MMSR</td> </tr> <tr> <td>XF DATE</td> <td>12/04/2018</td> <td>MMSR</td> <td>LAND DATE</td> <td>12/04/2018</td> <td>MMSR</td> </tr> <tr> <td>INC DATE</td> <td></td> <td></td> <td>AG DATE</td> <td></td> <td></td> </tr> </table>																	BLD DATE	12/04/2018	MMSR	LGL DATE	12/04/2018	MMSR	XF DATE	12/04/2018	MMSR	LAND DATE	12/04/2018	MMSR	INC DATE			AG DATE		
BLD DATE	12/04/2018	MMSR	LGL DATE	12/04/2018	MMSR																													
XF DATE	12/04/2018	MMSR	LAND DATE	12/04/2018	MMSR																													
INC DATE			AG DATE																															

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
0																								