THE FLOWERS PHASE I LOT 144
OR 837 P 318 OR 837 P 321
OR 910 P 811 OR 975 P 758

HANCOCK ALEXANDER V/HANCOCK CARMEN M
227 NANDINA WAY
CRAWFORDVILLE, FL 32327

2024

31-2S-01W-337-04177-144

BUILDING CHARACTERISTICS

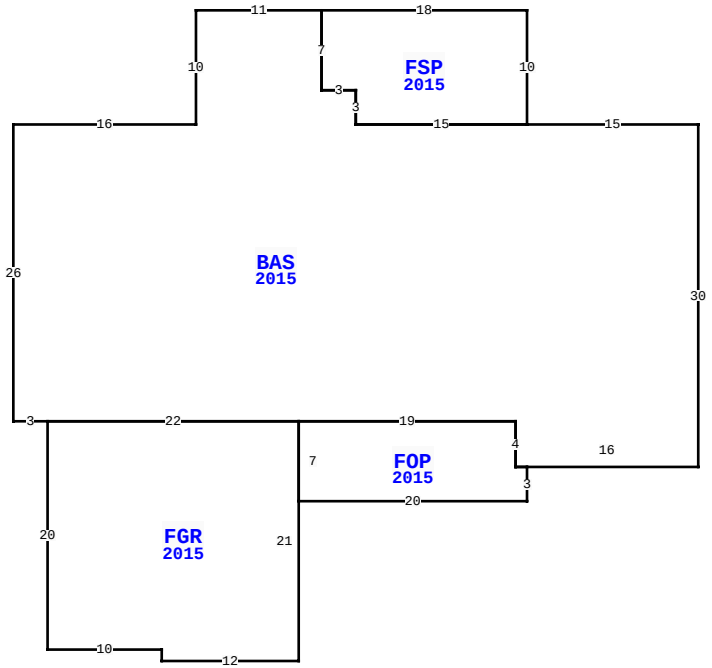
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	10	LAMINATED 50
Interior Floo	14	CARPET 50
Heating Type	13	HEAT PUMP 100
Air Condition	13	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	2	MKT AREA 10
NEIGHBORHOOD/LOC	337.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,743	100	2015	1,743	171,389
FGR	452	50	2015	226	22,223
FOP	136	30	2015	41	4,031
FSP	171	55	2015	94	9,243
TOTALS	2,502			2,104	206,886

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,104	112.5000	106.88	224,876	2015	2015	0	0	0	8.00	92.00

1 SINGLE FAM 100% - 2016 Heated Area: 1743 HX Base Yr 2016



227 NANDINA WAY, CRAWFORDVILLE

BLD DATE	05/14/2019	MMJT	LGL DATE	01/04/2020	JB
XF DATE	05/14/2019	MMJT	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		206,886
TOTAL MARKET OB/XF VALUE		7,272
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		264,158
SOH/AGL Deduction		54,925
ASSESSED VALUE		209,233
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		159,233
TOTAL JUST VALUE		264,158
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		256,939

5 YR PRCL CH, N/C

ADD HX FOR 2016

5 YR PRCL CH , PU NEW SFD & XFOB LN 1-2

5 YR PRCL CH, N/C

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15000674	SFD-CO	0	07/30/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0987/0126	12/10/2015	WD	Q	I	01	206,000
GRANTOR: BRIDGEWATER BUILDERS,						
GRANTEE: HANCOCK ALEXANDER V						
0975/0758	7/15/2015	WD	Q	V	01	23,500
GRANTOR: WHITTLE JOHN A						
GRANTEE: BRIDGEWATER BUILDER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W15 FSP=[YR=2015] N10 W18 S7 E3 S3 E15$ W15 N3 W3 N7 W11 S10 W16 S26 E3 FGR=[YR=2015] S20 E10 S1 E12 N21 W22$ E22 FOP=[YR=2015] S7 E20 N3 W1 N4 W19$ E19 S4 E16 N30$.

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	0	0	1,565.00	SF	6.00	6.00	100	2015	2015	3	67	6,291	
2	0211	CONCRETE W	0	100	61	4	244.00	SF	6.00	6.00	100	2015	2015	3	67	981	

LAND DESCRIPTION

TOTAL OB/XF 7,272

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	50,000.00	50,000.00	50,000							

REVIEW DATE 05/14/2019 BY MMJT Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 04/29/2026 BY SYS