

HIDDEN MEADOWS LOT 1 BLK A
 OR 619 P 821 OR 697 P 542
 OR 959 P 122 OR 977 P 432

THOMAS SEAN M
 15 PHEASANT HILL TRL
 CRAWFORDVILLE, FL 32327

2024

00-00-053-317-09901-A01

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 Floor	10		LAMINATED	100	
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	3		MKT AREA	01	
NEIGHBORHOOD/LOC	317.00		1.10/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,853	100	2020	1,853	208,500
FGR	448	50	2020	224	25,204
FOP	132	30	2020	40	4,501
FSP	176	55	2020	97	10,914
PTO	64	5	2020	3	338
TOTALS	2,673			2,217	249,457

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%	- 2021		257,172	2020	2020	0	0	3.00	97.00
Heated Area: 1853						HX Base Yr 2021					
BLD DATE	12/21/2020	FRJT	LGL DATE	12/21/2020	FRJT						
XF DATE	12/21/2020	FRJT	LAND DATE	12/21/2020	FRJT						
INC DATE			AG DATE								

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			249,457
TOTAL MARKET OB/XF VALUE			15,484
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			319,941
SOH/AGL Deduction			66,918
ASSESSED VALUE			253,023
TOTAL EXEMPTION VALUE	13 HX HB		253,023
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			319,941
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			250,577
5 YR PRCL CK, N/C			
ADD HX FOR 2021-THOMAS			
5 YR PRCL CH, PU NEW SFD AND XFOB 1-3			
5 YR PRCL CH, N/C			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000085	SFD-CO	0	07/13/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1189/0382	12/17/2020	WD Q	Q	I	01	294,400
GRANTOR: PAFFORD PROPERTIES &						
GRANTEE: THOMAS SEAN M						
0979/0354	8/27/2015	WD U	V	12		830,700
GRANTOR: SBN III REO FL LLC						
GRANTEE: PAFFORD PROPERTIES						

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	0210	CONCRETE D	0	100	0	0		6.00	100	2020	2020	3	89	8,560	
2	0211	CONCRETE W	0	100	51	4		6.00	100	2020	2020	3	89	1,089	
3	0955	PRIVACY FE	0	100	0	0		15.00	100	2020	2020	3	97	5,835	
TOTALS												15,484			

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
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							