

HIDDEN MEADOWS LOT 2 BLK A
OR 619 P 821 OR 697 P 542
OR 959 P 122 OR 977 P 432

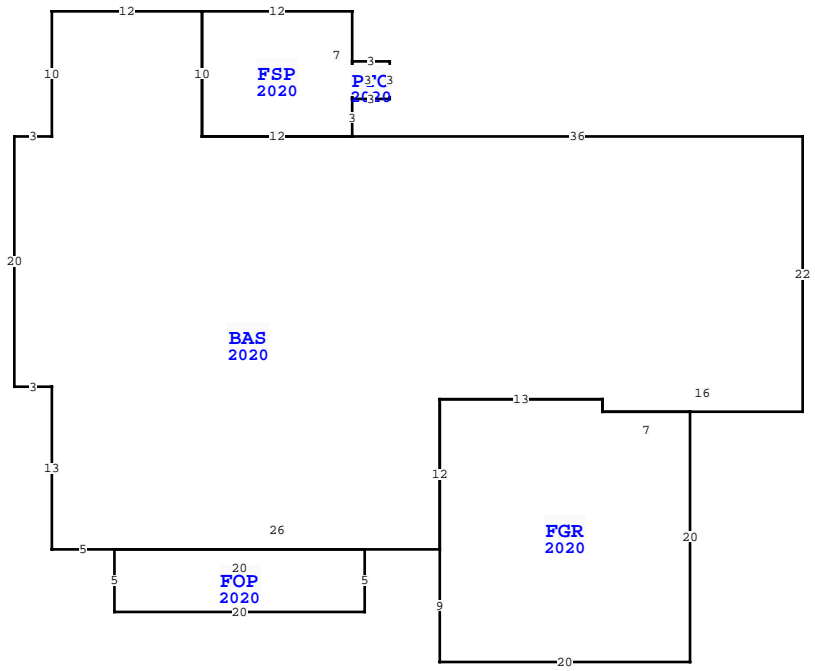
BING RITA S
25 PHEASANT HILL TRL
CRAWFORDVILLE, FL 32327

2024

00-00-053-317-09901-A02

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				
13	HEAT PUMP 100				
13	HEAT PUMP 100				
	4 100				
	2 100				
	0 100				
1.	1. 100				
	0 100				
03	AVERAGE				
0100	SINGLE FAMILY				
3	MKT AREA		01		
317.00	1.10/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,828	100	2020	1,828	215,865
FGR	413	50	2020	206	24,326
FOP	100	30	2020	30	3,542
FSP	120	55	2020	66	7,794
PTO	9	5	2020	0	0
TOTALS	2,470			2,130	251,527

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,130	116.5000	121.74	259,306	2020	2020	0	0	3.00	97.00	
1 SINGLE FAM 100% - 2023 Heated Area: 1828 HX Base Yr 2023												



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		251,527	
TOTAL MARKET OB/XF VALUE		13,593	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		320,120	
SOH/AGL Deduction		61,861	
ASSESSED VALUE		258,259	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		208,259	
TOTAL JUST VALUE		320,120	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		250,737	
5 YR PRCL CK, PU XFOB			
5 YR PRCL CH, PU SFD AND XFOB LN 1-3			
5 YR PRCL CH, N/C			
TRIM RETURNED/UTF			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000082	SFD-CO	0	07/14/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1186/0521	12/23/2020	WD	Q	I	01	290,500
GRANTOR: PAFFORD PROPERTIES &						
GRANTEE: BING RITA S						
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	6.00	100	2020	2020	3	89	10,381	
2	0211	CONCRETE W	0	100	55	4		6.00	6.00	100	2020	2020	3	89	1,175	
3	0955	PRIVACY FE	0	100	0	0		15.00	15.00	100	2020	2020	3	97	2,037	
4	0700	PORT BLDG	0	100	0	0		0.00	0.00	100	2024	2023		98	0	

BUILDING NOTES												
BLD DATE 12/22/2020 FRJT LGL DATE 12/22/2020 FRJT												
XF DATE 12/22/2020 FRJT LAND DATE 12/22/2020 FRJT												
INC DATE AG DATE												

BUILDING DIMENSIONS												
BAS=[YR=2020] W36 FSP=[YR=2020] N3 PTO=[YR=2020] E3 N3 W3 S3\$												
N7 W12 S10 E12\$ W12 N10 W12 S10 W3 S20 E3 S13 E5												
FOP=[YR=2020] S5 E20 N5 W20\$ E26 FGR=[YR=2020] S9 E20 N20 W7												
N1 W13 S12\$ N12 E13 S1 E16 N22\$.												

LAND DESCRIPTION													TOTAL OB/XF 13,593												
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	
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								