

HIDDEN MEADOWS LOT 4 BLK A
 OR 619 P 821 OR 697 P 542
 OR 959 P 122 OR 977 P 432

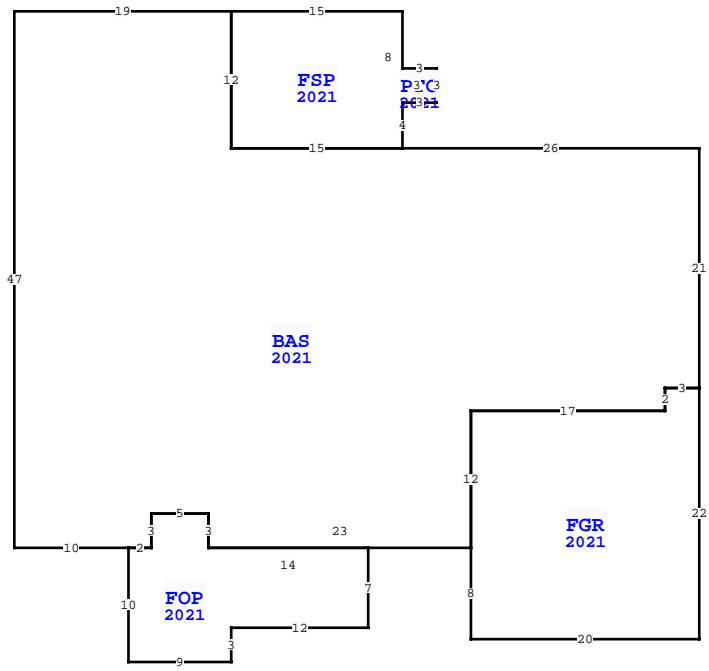
MCKENZIE MICHAEL DEWAYNE/BOTTRELL ROBERT JASON
 41 PHEASANT HILL TRAIL
 CRAWFORDVILLE, FL 32327

2024

00-00-053-317-09901-A04

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 90				
11	AVERAGE 10				
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				
	Bedrooms	4	100		
	Bathrooms	2.5	100		
	Story Height	0	100		
1.	1. 100				
	Units	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	2,067	100	2021	2,067	244,275
FGR	406	50	2021	203	23,990
FOP	189	30	2021	57	6,737
FSP	180	55	2021	99	11,699
PTO	9	5	2021	0	0
TOTALS	2,851			2,426	286,700

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,426	115.4000	120.59	292,551	2021	2021	0	0	2.00	98.00	
1 SINGLE FAM 100% - 2022 Heated Area: 2067 HX Base Yr 2022												



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		286,700	
TOTAL MARKET OB/XF VALUE		12,232	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		353,932	
SOH/AGL Deduction		105,435	
ASSESSED VALUE		248,497	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		198,497	
TOTAL JUST VALUE		353,932	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		278,391	
REVIEWED QUAL - HIGH AVG-HAS HIPS & VALLEYS, NO BR			
5 YR PRCL CK, N/C			
XFOB 1450 PU BY PRMT NO INSP LW			
2022 PORT FROM 00-00-034-012-09570-001			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OBBN23-0002	SOLAR PANELS-CC	0	07/06/2023
20000084	SFD-CO	0	07/14/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1195/0761	2/26/2021	WD Q	Q	I	01	326,900
GRANTOR: PAFFORD PROPERTIES &						
GRANTEE: MCKENZIE MICHAEL DE						
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		1,563.00	SF	6.00	100	2021	2021	3	93	8,722
2	0211	CONCRETE W	0	100	53	4		212.00	SF	6.00	100	2021	2021	3	93	1,183
3	0955	PRIVACY FE	0	100	0	0		145.00	LF	15.00	100	2021	2021	3	98	2,132
4	0211	CONCRETE W	0	100	5	7		35.00	SF	6.00	100	2021	2021	3	93	195
5	1450	SOLAR PANE	0	100	0	0		20.00	UT	0.00	100	2024	2023		100	0

BLD DATE		02/25/2021	FRLH	LGL DATE	02/25/2021	FRLH
XF DATE		02/25/2021	FRLH	LAND DATE	02/25/2021	FRLH
INC DATE				AG DATE		

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2021] W26 FSP=[YR=2021] N4 PTO=[YR=2021] E3 N3 W3 S3\$ N8 W15 S12 E15\$ W15 N12 W19 S47 E10 FOP=[YR=2021] S10 E9 N3 E12 N7 W14 N3 W5 S3 W2\$ E2 N3 E5 S3 E23 FGR=[YR=2021] S8 E20 N22 W3 S2 W17 S12\$ N12 E17 N2 E3 N21\$.	

LAND DESCRIPTION																								
TOTAL OB/XF 12,232																								
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							