

HIDDEN MEADOWS LOT 5 BLK A
 OR 619 P 821 OR 697 P 542
 OR 959 P 122 OR 977 P 432

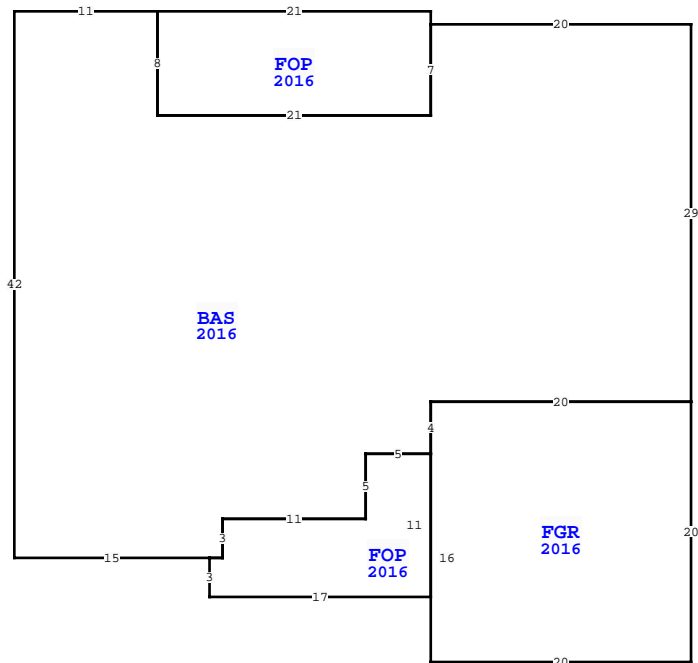
JOACEUS THERESA/GRAHAM GREGORY L
 51 PHEASANT HILL TRL
 CRAWFORDVILLE, FL 32327

2024

00-00-053-317-09901-A05

ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	05	WOOD FRAME 100
Exterior Wall	02	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,970	121.5000	126.97	250,131	2016	2016	0	0	0	7.00	93.00
1 SINGLE FAM 100% - 2021 Heated Area: 1683 HX Base Yr 2021												



QUALITY	DOR CODE	MAP NUM	NEIGHBORHOOD/LOC	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
03 AVERAGE	0100 SINGLE FAMILY	3 MKT AREA 01	317.00 1.10/	BAS	1,683	100	2016	1,683	198,733
				FGR	400	50	2016	200	23,616
				FOP	124	30	2016	37	4,369
				FOP	168	30	2016	50	5,905
TOTALS					2,375			1,970	232,622

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		232,622	
TOTAL MARKET OB/XF VALUE		13,731	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		301,353	
SOH/AGL Deduction		72,994	
ASSESSED VALUE		228,359	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		178,359	
TOTAL JUST VALUE		301,353	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		236,177	
5 YR PRCL CK, N/C			
FR PRMT CK, PU XFOBS. CC10/2022			
PU NEW TRAV, XFOB 0955, 0635			
5YR PRCL CH-CHGS TO BE KEYED AT LATER DATE.			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OBN24-00025	SOLAR PANELS		06/04/2024
OBN22-00032	SOLAR PANELS-CC		09/19/2022
16000355	SFD-CO	0	04/25/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1153/0355	5/29/2020	WD Q	Q	I	01	234,900
GRANTOR: GRINER SAMANTHA & GRI						
GRANTEE: JOACEUS THERESA L &						
1010/0600	8/31/2016	WD Q	Q	I	01	203,300
GRANTOR: PAFFORD PROPERTIES &						
GRANTEE: MARTIN SAMANTHA						

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	2016	2016	3	72	6,277	
2	0211	CONCRETE W	0	100	41	4			6.00	100	2016	2016	3	72	708	
3	0955	PRIVACY FE	0	100	0	0			15.00	100	2016	2016	3	87	6,434	
4	0700	PORT BLDG	0	100	9	12			0.00	100	2020	2020	3	94	0	
5	0940	OPEN SHED	0	100	6	14			4.00	100	2021	2021	3	93	312	
6	1450	SOLAR PANE	0	100	0	0			0.00	100	2022	2022	3	97	0	

BUILDING NOTES			
51 PHEASANT HILL TRL, CRAWFORDVILLE			

BUILDING DIMENSIONS			
BAS=[YR=2016] W20 FOP=[YR=2016] N1 W21 S8 E21 N7\$ S7 W21 N8 W11 S42 E15 FOP=[YR=2016] S3 E17 N11 W5 S5 W11 S3 W1\$ E1 N3 E11 N5 E5 FGR=[YR=2016] S16 E20 N20 W20 S4\$ N4 E20 N29\$.			

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	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								