

HIDDEN MEADOWS LOT 10
 BLOCK A OR 619 P 821
 OR 688 P 121 OR 790 P 694

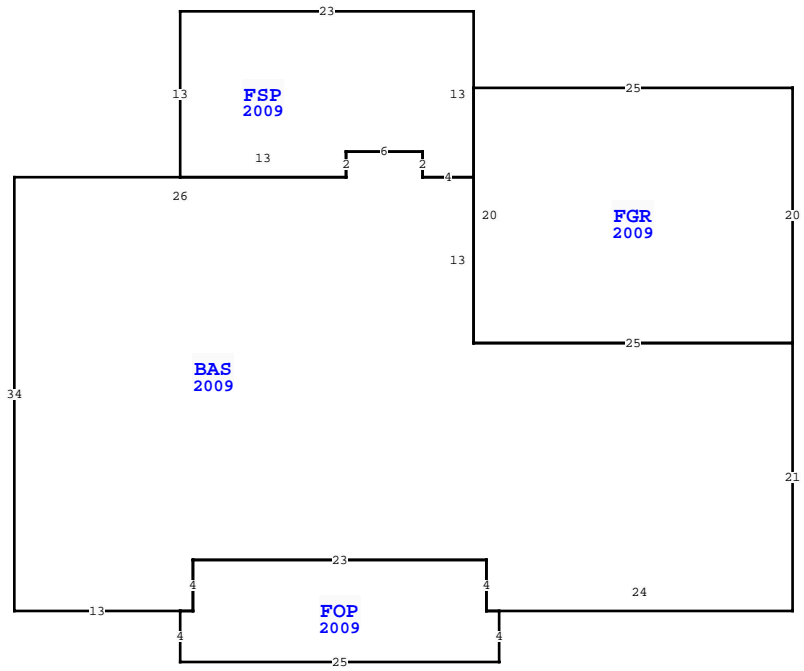
HINSEY JOHN W/HINSEY MELISSA M
 74 TILLIS LN
 CRAWFORDVILLE, FL 32327

2024

00-00-053-317-09901-A10

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	12	HARDWOOD 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	2,135	123.0000	128.54	274,433	2009	2009	0	0	0	14.00	86.00	
1 SINGLE FAM 100% - 2016 Heated Area: 1669 HX Base Yr 2016													



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	1,669	100	2009	1,669	184,498
FGR	500	50	2009	250	27,636
FOP	192	30	2009	58	6,411
FSP	287	55	2009	158	17,466
TOTALS	2,648			2,135	236,012

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3			Tax Dist:
BUILDING MARKET VALUE			236,012
TOTAL MARKET OB/XF VALUE			41,893
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			332,905
SOH/AGL Deduction			124,728
ASSESSED VALUE			208,177
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			158,177
TOTAL JUST VALUE			332,905
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			265,136
5 YR PRCL CK, N/C			
FR 5 YR CK, DEMO XFOB, PU XFOBS			
5 YR PRCL CK, PU XFOB LN 4, 5			
ADD HX FOR 2016			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2200595	POOL-CC	0	08/11/2022
2009428	SFD-CO	0	05/27/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
0975/0665	7/09/2015	WD Q	Q	I	01	169,000
GRANTOR: PRITCHARD STEPHEN P &						
GRANTEE: HINSEY JOHN W & MEL						
0806/0410	10/02/2009	WD Q	Q	V	01	190,200
GRANTOR: GENE CUTCHIN CONSTRUC						
GRANTEE: PRITCHARD STEPHEN P						

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	2009	2009	3	39	3,360	
2	0211	CONCRETE W	0	100	0	0			6.00	100	2009	2009	3	39	407	
3	0955	PRIVACY FE	0	100	0	0			15.00	100	2009	2009	3	55	3,556	
4	0700	PORT BLDG	0	100	16	10			0.00	100	2012	2012	3	78	0	
5	0055	PORTABLE C	0	100	18	32			0.00	100	2020	2020	3	89	0	
6	0220	POOL VINYL	0	100	32	16			60.00	100	2022	2022	3	97	29,798	
7	0211	CONCRETE W	0	100	0	0			6.00	100	2022	2022	3	97	4,446	
8	0211	CONCRETE W	0	100	14	4			6.00	100	2022	2022	3	97	326	

74 TILLIS LN, CRAWFORDVILLE														BLD DATE	06/14/2017	RTJ/T	LGL DATE		
														XF DATE	06/14/2017	RTJ/T	LAND DATE	02/04/2020	JB
														INC DATE			AG DATE		

BUILDING NOTES													

BUILDING DIMENSIONS													
FGR=[YR=2009] W25 S20 E25 BAS=[YR=2009] W25 N13													
FSP=[YR=2009] N13 W23 S13 E13 N2 E6 S2 E4\$ W4 N2 W6 S2 W26													
S34 E13 FOP=[YR=2009] S4 E25 N4 W1 N4 W23 S4 W1\$ E1 N4 E23 S4													
E24 N21\$ N20\$.													

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							