

HIDDEN MEADOWS LOT 11 BLK A
 OR 619 P 821 OR 688 P 121
 OR 790 P 694 OR 814 P 164

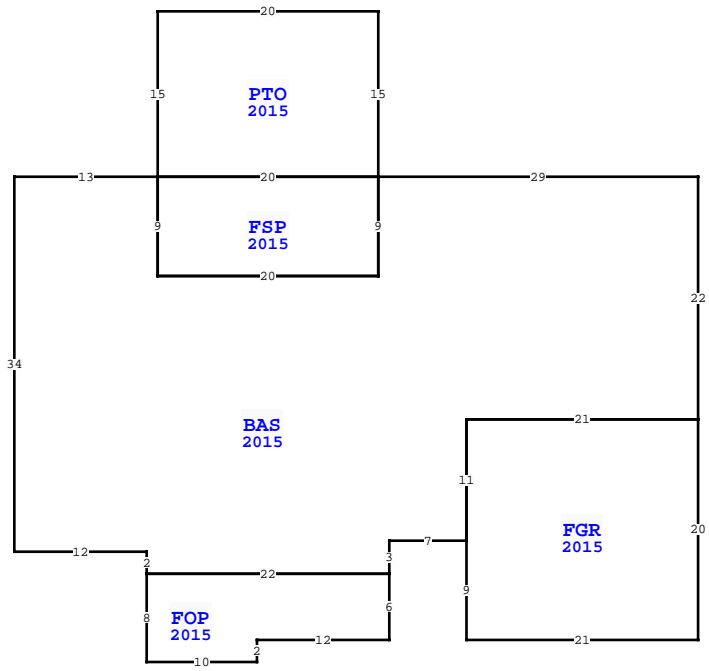
TOPICZ ALEXANDER/TOPICZ MELINDA K
 82 TILLIS LN
 CRAWFORDVILLE, FL 32326

2024

00-00-053-317-09901-A11

ELEMENT		CD	CONSTRUCTION		
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	90	
Exterior Wall	06	BD/BATTEN		10	
Roof Structur	03	GABLE/HIP		100	
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL		100	
Interior Floo	11	CLAY TILE		50	
Interior Floo	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	
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	1,713	100	2015	1,713	199,438
FGR	420	50	2015	210	24,450
FOP	152	30	2015	46	5,355
FSP	180	55	2015	99	11,526
PTO	300	5	2015	15	1,746
TOTALS	2,765			2,083	242,516

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%	- 2016		263,604	2015	2015	0	0	8.00	92.00
Heated Area: 1713 HX Base Yr 2016											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 2	
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	250,369		
TOTAL MARKET OB/XF VALUE	7,946		
TOTAL LAND VALUE - MARKET	55,000		
TOTAL MARKET VALUE	313,315		
SOH/AGL Deduction	188,511		
ASSESSED VALUE	124,804		
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE	74,804		
TOTAL JUST VALUE	313,315		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	241,198		
5 YR PRCL CK, CHG TRAV UST TO BAS, UCP TO UPB, QUA			
COA PER OWNER			
5 YR PRCL CH, PU XFOB LN 5			
5 YR PRCL CK, PU XFOB LN 3,4			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000272	CARPORT-CO	0	03/27/2020
15000558	ELEC	0	06/23/2015
201544	POLE BARN-CO	0	01/20/2015
2014942	SFD-CO	0	11/26/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0964/0289	3/06/2015	WD Q	Q	V	03	15,000
GRANTOR: GENE CUTCHIN CONSTR						
GRANTEE: TOPICZ ALEXANDER &						
0814/0164	12/30/2009	WD Q	Q	V	05	242,800
GRANTOR: CAPITAL CITY BANK						
GRANTEE: GENE CUTCHIN CONSTR						

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			928.00	SF	6.00	100	2015	2015	3	67	3,731
2	0211	CONCRETE W	0	100	0	0			129.00	SF	6.00	100	2015	2015	3	67	519
3	0955	PRIVACY FE	0	100	0	0			187.00	LF	15.00	100	2015	2015	3	83	2,328
4	0210	CONCRETE D	0	100	25	12			300.00	SF	6.00	100	2017	2017	3	76	1,368
5	0055	PORTABLE C	0	100	18	35			630.00	SF	0.00	100	2020	2020	3	89	0

TOTAL OB/XF											
7,946											
BLD DATE	05/20/2020	FRAK	LGL DATE								
XF DATE	05/20/2020	FRAK	LAND DATE	05/20/2020							
INC DATE			AG DATE								

BUILDING NOTES											
BAS=[YR=2015] W29 PTO=[YR=2015] N15 W20 S15 E20\$											
FSP=[YR=2015] W20 S9 E20 N9 \$ S9 W20 N9 W13 S34 E12 S2											
FOP=[YR=2015] S8 E10 N2 E12 N6 W22\$ E22 N3 E7 FGR=[YR=2015] S9 E21 N20 W21 S11\$ N11 E21 N22\$.											

LAND DESCRIPTION																								
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							

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 CRAWFORDVILLE, FL 32326

2024

00-00-053-317-09901-A11

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB 100	
Frame	02	WOOD FRAME 100	
Exterior Wall	05	HARDIE BRD 50	
Exterior Wall	29	NONE 50	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	13	GALVALUM 100	
Interior Wall	01	MINIMUM 100	
Interior Floo	03	CONC FINSH 100	
Heating Type	01	NONE 100	
Air Condition	01	NONE 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
BAS	312	100	2015
PTO	96	5	2015
UPB	552	20	2015
TOTALS	960		

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
2	WKSHP/BARN	100%	- 2016	24.20	10,333	2015	2015	0	0	24.00	76.00														
				Heated Area: 312			HX Base Yr 2016																		
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>FRAC</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td>05/20/2020</td> <td>05/20/2020</td> <td></td> <td>FRAC</td> <td></td> <td>05/20/2020</td> <td>FRAC</td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	FRAC	LGL DATE	LAND DATE	AG DATE	05/20/2020	05/20/2020		FRAC		05/20/2020	FRAC
BLD DATE	XF DATE	INC DATE	FRAC	LGL DATE	LAND DATE	AG DATE																			
05/20/2020	05/20/2020		FRAC		05/20/2020	FRAC																			

WAKULLA COUNTY PROPERTY				PAGE 2 of 2	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3		Tax Dist:			
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TOTAL MARKET OB/XF VALUE				7,946	
TOTAL LAND VALUE - MARKET				55,000	
TOTAL MARKET VALUE				313,315	
SOH/AGL Deduction				188,511	
ASSESSED VALUE				124,804	
TOTAL EXEMPTION VALUE				50,000	
BASE TAXABLE VALUE				74,804	
TOTAL JUST VALUE				313,315	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				241,198	
IN ERROR					
PU BLDG 2, OMITTED WHEN BLDG 1 WAS KEYED					
PRCL:0:1: SOH PORTED FROM TAYLOR FOR 2016 FOR TOPI					
5 YR PRCL CH, PU NEW SFD & XFOB LN 1-2					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I / V	RSN CD	SALE PRICE
0964/0289	3/06/2015	WD Q	Q V	03	15,000
GRANTOR: GENE CUTCHIN CONSTR					
GRANTEE: TOPICZ ALEXANDER &					
0814/0164	12/30/2009	WD Q	V	05	242,800
GRANTOR: CAPITAL CITY BANK					
GRANTEE: GENE CUTCHIN CONSTR					
BUILDING NOTES					
BUILDING DIMENSIONS					
UPB=[YR=2015;ORIG=0,13] W24 S23 E24 N23 \$					
BAS=[YR=2015;ORIG=0,0] W24 S13 E24 N13 \$					
PTO=[YR=2015;ORIG=-24,36] S4 E24 N4 W24 \$					

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
82 TILLIS LN, CRAWFORDVILLE											

TOTAL OB/XF												0												
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

LAND DESCRIPTION																								
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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