

HIDDEN MEADOWS LOT 28  
 BLOCK A OR 619 P 821  
 OR 695 P 258 OR 790 P 691

HORA NICHOLAS JOSEPH/HORA JESSICA  
 242 TILLIS LN  
 CRAWFORDVILLE, FL 32327

**2024**

00-00-053-317-09901-A28

ELEMENT		CD	CONSTRUCTION
Foundation	02	CONCR	SLAB 100
Frame	05	WOOD	FRAME 100
Exterior Wall	02	HARDIE	BRD 90
Exterior Wall	21	STONE	10
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP	SHNGL 100
Interior Wall	05	DRYWALL	100
Interior Floo	10	LAMINATED	50
Interior Floo	14	CARPET	50
Heating Type	13	HEAT PUMP	100
Air Condition	13	HEAT PUMP	100
Bedrooms		4	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
BAS	1,939	100	2016
FGR	480	50	2016
FOP	92	30	2016
FSP	117	55	2016
PTO	130	5	2016
TOTALS	2,758		

MARKET ADJUSTMENTS																												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																	
0100	01	2,277	114.5000	119.65	272,443	2016	2016	0	0	0	7.00	93.00																
1 SINGLE FAM 0% - 2024 Heated Area: 1939 HX Base Yr																												
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>07/08/2020</th> <th>FRAK</th> <th>LGL DATE</th> <th></th> </tr> <tr> <th>XF DATE</th> <th>07/08/2020</th> <th>FRAK</th> <th>LAND DATE</th> <th>07/08/2020</th> </tr> <tr> <th>INC DATE</th> <th></th> <th></th> <th>AG DATE</th> <th></th> </tr> </thead> </table>														BLD DATE	07/08/2020	FRAK	LGL DATE		XF DATE	07/08/2020	FRAK	LAND DATE	07/08/2020	INC DATE			AG DATE	
BLD DATE	07/08/2020	FRAK	LGL DATE																									
XF DATE	07/08/2020	FRAK	LAND DATE	07/08/2020																								
INC DATE			AG DATE																									

WAKULLA COUNTY PROPERTY				PAGE 1 of 2	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				283,842		
TOTAL MARKET OB/XF VALUE				47,806		
TOTAL LAND VALUE - MARKET				55,000		
TOTAL MARKET VALUE				386,648		
SOH/AGL Deduction				0		
ASSESSED VALUE				386,648		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				386,648		
TOTAL JUST VALUE				386,648		
NCON VALUE				48,668		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				277,384		
5 YR PRCL CK, CHG FOP TO FSP, DEMO/PU XFOB, PU POL						
2024 HX REMOVED SEE NOTARY DATE ON DEED						
DC OR 1347 P 604 TAMARA SWIFT						
2021 HX APPLIED SWIFT						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
OBN24-00021	SOLAR PANELS-CC		05/15/2024			
20000493	POLE BARN	0	06/05/2020			
B20-000186	IN-GROUND POOL-CC	0	03/12/2020			
15000826	SFD-CO	0	09/22/2015			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1347/0606	10/30/2023	WD	Q	I	01	425,000
GRANTOR: SWIFT JOSEPH						
GRANTEE: HORA NICHOLAS JOSEP						
1139/0595	2/06/2020	WD	Q	I	01	257,500
GRANTOR: GOUKER JASON S & AMY						
GRANTEE: SWIFT JOESPH & TAMA						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2016;ORIG=0,0] W16 S6 W9 W22 N4 W17 S28 E24 S4 E12 N3 E4 S10 E13 N7 E11 N34 \$						
FGR=[YR=2016;ORIG=-64,30] S20 E24 N20 W24 \$						
PTO=[YR=2016;ORIG=-25,-3] N10 W13 S10 E13 \$						
FSP=[YR=2016;ORIG=-25,6] N9 W13 S9 E13 \$						
FOP=[YR=2016;ORIG=-40,34] S5 E16 N8 W4 S3 W12 \$						

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	0	60	16	960.00	SF	6.00	6.00	100	2016	2016	3	72	4,147	
2	0211	CONCRETE W	0	0	31	3	93.00	SF	6.00	6.00	100	2016	2016	3	72	402	
3	0955	PRIVACY FE	0	0	0	0	48.00	LF	15.00	15.00	100	2020	2020	3	97	698	
5	0230	POOL, CONCR	0	0	12	24	288.00	SF	65.00	65.00	100	2020	2020	3	89	16,661	
6	0209	CONCRETE P	0	0	0	0	426.00	SF	8.00	8.00	100	2020	2020	3	89	3,033	
7	0125	MTL/VYL AC	0	0	0	0	276.00	LF	19.00	19.00	100	2020	2020	3	89	4,667	
8	1450	SOLAR PANE	0	0	0	0	16.00	UT	0.00	0.00	100	2024	2023		100	0	
9	0210	CONCRETE D	0	0	0	0	3,033.00	SF	6.00	6.00	100	2024	2023		100	18,198	

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 06/08/2024 BY Nwatts Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 05/06/2026 BY SYS																								
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Frame	02		WOOD	FRAME 100	
Exterior Wall	05		HARDIE	BRD 100	
Roof Structur	03		GABLE/HIP	100	
Roof Cover	12		MODULAR	MT 100	
Interior Wall	07		NONE	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,124	100	2020	1,124	29,677
PTO	300	5	2024	15	396
UOP	76	20	2024	15	396
TOTALS	1,500			1,154	30,470

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2	SFR	UFGR	0%	- 2024								Heated Area: 1124	
												HX Base Yr	
BLD DATE	07/08/2020	FRAK	LGL DATE										
XF DATE	07/08/2020	FRAK	LAND DATE	07/08/2020	FRAK								
INC DATE			AG DATE										

242 TILLIS LN, CRAWFORDVILLE

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

TOTAL OB/XF 0

LAND DESCRIPTION																								
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

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TOTAL JUST VALUE				386,648	
NCON VALUE				48,668	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				277,384	
5 YR PRC CH, PU XFOB LN 3-7					
2020 VALUES					
EMLD DR501R TO ST JOHNS CO FOR GOUKER-PORTED					
ADD HX FOR 2018					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
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1139/0595	2/06/2020	WD	Q	I	01	257,500
GRANTOR: GOUKER JASON S & AMY						
GRANTEE: SWIFT JOESPH & TAMA						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2020;ORIG=80,14] W30 S40 E30 N11 W4 N19 E4 N10 \$													
UOP=[YR=2024;ORIG=76,24] E4 S19 W4 N19 \$													
PTO=[YR=2024;ORIG=50,4] E30 S10 W30 N10 \$													