

HIDDEN MEADOWS LOT 36 BLK A
 OR 619 P 821 OR 695 P 258
 OR 790 P 691 OR 814 P 167

GAGNON STEPHANIE D
 312 TILLIS LN
 CRAWFORDVILLE, FL 32327

2024

00-00-053-317-09901-A36

ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	05	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	11	CLAY TILE		50	
Interior Floo	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
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	1,724	100	2017	1,724	214,460
FGR	462	50	2017	231	28,736
FOP	79	30	2017	24	2,986
FSP	170	55	2017	94	11,694
PTO	170	5	2017	8	996
TOTALS	2,605			2,081	258,870

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%	- 2018								
Heated Area: 1724						HX Base Yr 2018					

WAKULLA COUNTY PROPERTY				
VALUATION SUMMARY			PAGE 1 of 1	
VALUATION BY		STANDARD		
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	258,870			
TOTAL MARKET OB/XF VALUE	11,160			
TOTAL LAND VALUE - MARKET	55,000			
TOTAL MARKET VALUE	325,030			
SOH/AGL Deduction	132,173			
ASSESSED VALUE	192,857			
TOTAL EXEMPTION VALUE	HX HB	50,000		
BASE TAXABLE VALUE	142,857			
TOTAL JUST VALUE	325,030			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	250,259			
5 YR PRCL CK, DEMO XFOB, NO PICTURE IN BACK				
HVAC CC B23-1103 INCR EYB 2017-2019				
FR 5 YR CK, PU XFOB				
SOH PORTED FROM LEON/2018/GAGNON				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
B23-001103	MECHANICAL-CC		10/13/2023	
17000227	SFD-CO	0	03/02/2017	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD	SALE PRICE
1038/0219	6/16/2017	WD Q	I 01	220,874
GRANTOR: GOOCH CONSTRUCTION LL				
GRANTEE: GAGNON STEPHANIE D				
1025/0792	2/13/2017	QC U	V 30	16,000
GRANTOR: GOOCH CONSTRUCTION IN				
GRANTEE: GOOCH CONSTRUCTION				
BUILDING NOTES				
BUILDING DIMENSIONS				
BAS=[YR=2017] W15 S4 W9 FSP=[YR=2017] N4 PTO=[YR=2017] N10 W17 S10 E17 S W17 S10 E17 N6 S6 W17 N6 W15 S34 E15 FOP=[YR=2017] E16 N4 W1 N1 W15 S5 S4 E15 S1 E5 FGR=[YR=2017] S22 E21 N22 W21 S E21 N35 S.				

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	2017	2017	3	76	5,873	
2	0211	CONCRETE W	0	100	51	3			6.00	100	2017	2017	3	76	698	
4	0955	PRIVACY FE	0	100	0	0			15.00	100	2018	2018	3	95	4,589	
TOTALS												11,160				

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							