HIDDEN MEADOWS LOT 41
BLOCK A OR 619 P 821
OR 695 P 258 OR 790 P 691

THOMAS STEVEN/THOMAS LYNDA
348 TILLIS LN
CRAWFORDVILLE, FL 32327

2024

00-00-053-317-09901-A41

BUILDING CHARACTERISTICS

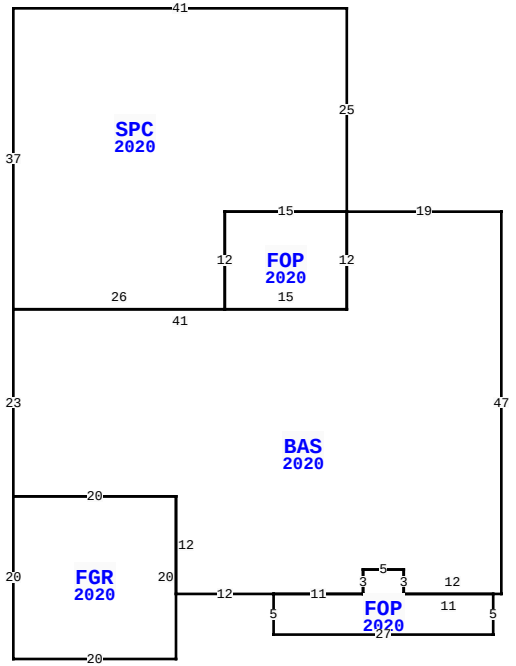
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Bedrooms		4 100
Bathrooms		3 100
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	2,073	100	2020	2,073	259,515
FGR	400	50	2020	200	25,038
FOP	150	30	2020	45	5,634
FOP	180	30	2020	54	6,760
SPC	1,337	20	2020	267	33,425
TOTALS	4,140			2,639	330,371

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,639	123.5000	129.06	340,589	2020	2020	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2021 Heated Area: 2073 HX Base Yr 2021



348 TILLIS LN, CRAWFORDVILLE

BLD DATE	05/29/2020	FRSR	LGL DATE		
XF DATE	05/29/2020	FRSR	LAND DATE	05/29/2020	FRSR
INC DATE			AG DATE		

WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	330,371
TOTAL MARKET OB/XF VALUE	44,038
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	429,409
SOH/AGL Deduction	118,971
ASSESSED VALUE	310,438
TOTAL EXEMPTION VALUE	HX HB 50,000
BASE TAXABLE VALUE	260,438
TOTAL JUST VALUE	429,409
NCON VALUE	5,392
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	359,388

5 YR PRCL CK, PU XFOBS

ADD HX FOR 2021-THOMAS

5 YR PRCL CH, PU NEW SFD & XFOB LN 1-4

5 YR PRCL CH, N/C

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000384	SCREEN ENC-CO	0	05/11/2020
20000098	SWIM POOL-CO	0	02/12/2020
19000098	SFD	0	11/26/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1150/0869	5/12/2020	WD	Q	I	01	257,900
GRANTOR: PAFFORD PROPERTIES &						
GRANTEE: THOMAS STEVEN & LYN						
1132/0189	11/16/2019	QC	U	V	11	100
GRANTOR: THOMAS STEVEN & LYNDA						
GRANTEE: PAFFORD PROPERTIES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020;ORIG=0,0] W19 S12 W41 S23 E20 S12 E12 E11 N3 E5 S3 E12 N47 $
FGR=[YR=2020;ORIG=-60,35] S20 E20 N20 W20 $
FOP=[YR=2020;ORIG=-19,0] S12 W15 N12 E15 $
FOP=[YR=2020;ORIG=-28,47] S5 E27 N5 W11 N3 W5 S3 W11 $
SPC=[YR=2020;ORIG=-19,-25] W41 S37 E26 N12 E15 N25 $
.

EXTRA FEATURES

LN	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	2,096.00	SF	6.00	6.00	100	2020	2020	3	89	11,193	
2	0211	CONCRETE W	0	100	54	4	216.00	SF	6.00	6.00	100	2020	2020	3	89	1,153	
3	0211	CONCRETE W	0	100	10	5	50.00	SF	6.00	6.00	100	2020	2020	3	89	267	
4	0230	POOL,CONCR	0	100	15	30	450.00	SF	65.00	65.00	100	2020	2020	3	89	26,033	
5	0080	4' CHAINLI	0	100	0	0	184.00	LF	13.00	13.00	100	2024	2023		100	2,392	
6	0955	PRIVACY FE	0	100	0	0	200.00	LF	15.00	15.00	100	2024	2023		100	3,000	
7	0700	PORT BLDG	0	100	0	0	1.00	SF	0.00	0.00	100	2024	2023		98	0	

LAND DESCRIPTION

TOTAL OB/XF 44,038

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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							

REVIEW DATE 06/06/2024 BY Nwatts Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 05/06/2026 BY SYS