

HIDDEN MEADOWS LOT 1 BLK B
 OR 619 P 821 OR 697 P 542
 OR 959 P 122 OR 977 P 432

MCKENZIE ELIZABETH C/MCKENZIE LEANDER
 6 CONSERVATION WAY
 CRAWFORDVILLE, FL 32327

2024

00-00-053-317-09901-B01

ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	05	WOOD	FRAME	100	
Exterior Wall	02	HARDIE	BRD	80	
Exterior Wall	11	AVERAGE	20		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL	100		
Interior Floo	12	HARDWOOD	50		
Interior Floo	14	CARPET	50		
Heating Type	04	AIR DUCTED	100		
Air Condition	03	CENTRAL	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	1,845	100	2018	1,845	211,189
FGR	400	50	2018	200	22,893
FOP	150	30	2018	45	5,151
FSP	240	55	2018	132	15,110
PTO	168	5	2018	8	916
TOTALS	2,803			2,230	255,258

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%	- 2019									
			Heated Area: 1845			HX Base Yr 2019						
BLD DATE	05/20/2020	FRAK	LGL DATE	05/20/2020	FRAK	AG DATE	05/20/2020	FRAK				
XF DATE	05/20/2020	FRAK	AG DATE									
INC DATE												

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		263,384	
TOTAL MARKET OB/XF VALUE		65,201	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		383,585	
SOH/AGL Deduction		91,642	
ASSESSED VALUE		291,943	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		241,943	
TOTAL JUST VALUE		383,585	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		308,839	
5YR PRCL CK - PU XFOBS, PU NEW TRAV CARD 2			
5 YR PRCL CH, PU XFOB LN 3-9, CHG EXW BLDG 1			
R190164-TO ADD HX			
LATE FILE APPROVAL LETTER MAILED			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000468	POLE BARN-CC	0	05/12/2022
19000960	SWIM POOL-CO	0	07/02/2019
17001380	SFD-CO	0	10/31/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1064/0777	2/28/2018	WD	U	V	12	258,000
GRANTOR: PAFFORD PROPERTIES &						
GRANTEE: MCKENZIE ELIZABETH						
0979/0354	8/27/2015	WD	U	V	12	830,700
GRANTOR: SBN III REO FL LLC						
GRANTEE: PAFFORD PROPERTIES						

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	1,628.00	SF	6.00	6.00	100	2018	2018	3	80	7,814	
2	0211	CONCRETE W	0	100	0	0	270.00	SF	6.00	6.00	100	2018	2018	3	80	1,296	
3	0210	CONCRETE D	0	100	0	0	256.00	SF	6.00	6.00	100	2018	2018	3	80	1,229	
4	0955	PRIVACY FE	0	100	0	0	466.00	LF	15.00	15.00	100	2018	2018	3	95	6,641	
5	0700	PORT BLDG	0	100	10	12	120.00	SF	8.00	8.00	100	2018	2018	3	90	864	
6	0060	DECK WOOD	0	100	10	16	160.00	SF	5.00	5.00	100	2020	2020	3	97	776	
7	0220	POOL VINYL	0	100	32	18	576.00	SF	60.00	60.00	100	2020	2020	3	89	30,758	
8	0209	CONCRETE P	0	100	0	0	469.00	SF	8.00	8.00	100	2020	2020	3	89	3,339	
9	0210	CONCRETE D	0	100	22	26	572.00	SF	6.00	6.00	100	2020	2020	3	89	3,054	
10	0209	CONCRETE P	0	100	0	0	265.00	SF	8.00	8.00	100	2020	2020	3	89	1,887	
TOTALS													57,658				

BUILDING NOTES												
BUILDING DIMENSIONS												
PTO=[YR=2018] W14 S12 E14 BAS=[YR=2018] W14 FSP=[YR=2018] N12 W20 S12 E20\$ W46 S23 FGR=[YR=2018] S20 E20 N20 W20\$ E20 S12 E12 FOP=[YR=2018] S5 E27 N5 W11 N3 W5 S3 W11\$ E11 N3 E5 S3 E12 N35\$ N12\$.												

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	DPHT 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							

HIDDEN MEADOWS LOT 1 BLK B
 OR 619 P 821 OR 697 P 542
 OR 959 P 122 OR 977 P 432

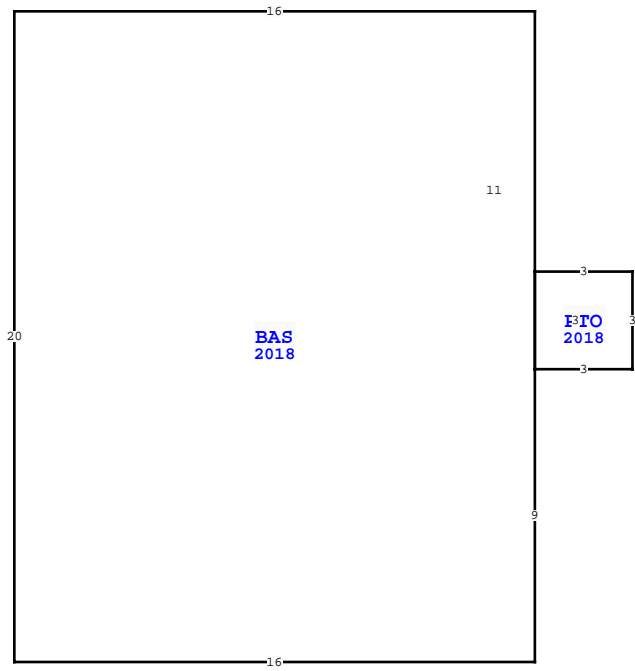
MCKENZIE ELIZABETH C/MCKENZIE LEANDER
 6 CONSERVATION WAY
 CRAWFORDVILLE, FL 32327

2024

00-00-053-317-09901-B01

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	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
BAS	320	100	2018
PTO	9	5	2018
TOTALS	329		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	SFR UFGR	100%	- 2019		8,554	2018	2018	0	0	5.00	95.00
				Heated Area: 320							
					HX Base Yr 2019						



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		65,201				
TOTAL LAND VALUE - MARKET		55,000				
TOTAL MARKET VALUE		383,585				
SOH/AGL Deduction		91,642				
ASSESSED VALUE		291,943				
TOTAL EXEMPTION VALUE		50,000		HX HB		
BASE TAXABLE VALUE		241,943				
TOTAL JUST VALUE		383,585				
NCON VALUE		0				
INCOME VALUE						
PREVIOUS YEAR MKT VALUE		308,839				
5 YR PRCL CH, PU NEW SFD, UFG & XFOB LN 1-2						
5 YR PRCL CH, N/C						
TRIM RETURNED/UTF						
ADD ST.NAME						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1064/0777	2/28/2018	WD	U	V	12	258,000
GRANTOR: PAFFORD PROPERTIES &						
GRANTEE: MCKENZIE ELIZABETH						
0979/0354	8/27/2015	WD	U	V	12	830,700
GRANTOR: SBN III REO FL LLC						
GRANTEE: PAFFORD PROPERTIES						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2018] W16 S20 E16 N9 PTO=[YR=2018] E3 N3 W3 S3\$ N11\$.						

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	
11	0605	PORT VINYL	0	100	5	7			0.00	100	2020	2020	3	89	0		
12	0030	BARN, POLE	0	100	24	36			9.00	100	2022	2022	3	97	7,543		
TOTALS												329			320	8,126	

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
REVIEW DATE 07/06/2023 BY Nwatts Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 05/06/2026 BY SYS																								