HIDDEN MEADOWS LOT 5 BLK B
OR 619 P 821 OR 697 P 542
OR 959 P 122 OR 977 P 432

WALLER JONATHAN LEE/WALLER SARA ONEAL
40 CONSERVATION WAY
CRAWFORDVILLE, FL 32327

2024

00-00-053-317-09901-B05

BUILDING CHARACTERISTICS

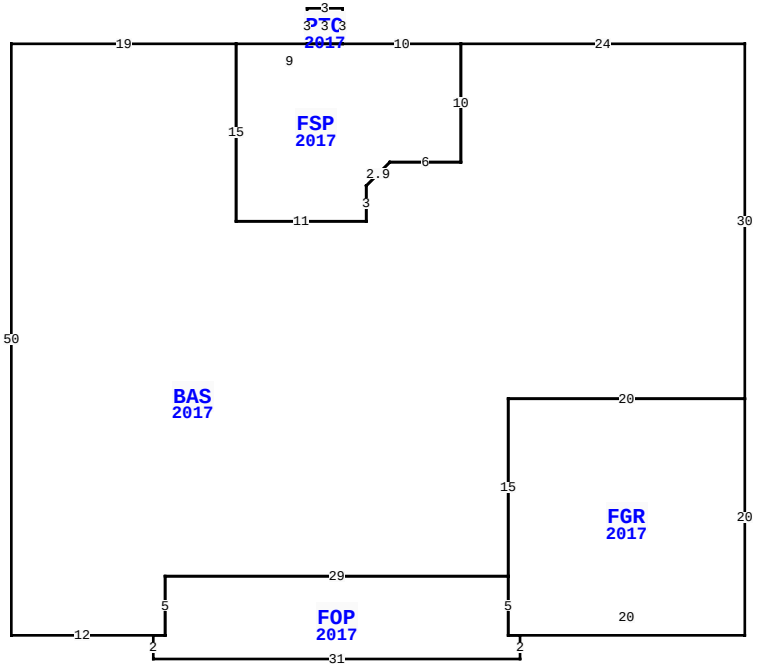
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Bedrooms		4 100
Bathrooms		2.5 100
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	2,308	100	2017	2,308	261,861
FGR	400	50	2017	200	22,692
FOP	207	30	2017	62	7,034
FSP	247	55	2017	136	15,430
PTO	9	5	2017	0	0
TOTALS	3,171			2,706	307,017

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,706	115.5000	120.70	326,614	2017	2017	0	0	0	6.00	94.00

1 SINGLE FAM 100% - 2021 Heated Area: 2308 HX Base Yr 2021



40 CONSERVATION WAY, CRAWFORDVILLE

BLD DATE	01/07/2021	FRAK	LGL DATE		
XF DATE	07/05/2017	FRSR	LAND DATE	02/04/2020	JB
INC DATE			AG DATE		

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	307,017
TOTAL MARKET OB/XF VALUE	15,576
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	377,593
SOH/AGL Deduction	77,737
ASSESSED VALUE	299,856
TOTAL EXEMPTION VALUE	HX HB 50,000
BASE TAXABLE VALUE	249,856
TOTAL JUST VALUE	377,593
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	298,520

5 YR PRCL CK, N/C

FR 5YR PRCL CK - PU NEW TRAVERSE AND XFOBS

2021 HX APPLIED WALLER

5 YR PRCL CH, CHG FLOR

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000501	MECHANICAL-CO	0	12/28/2020
16001261	SFD-CO	0	12/21/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1036/0698	5/31/2017	WD	Q	I	01	279,400
GRANTOR: PAFFORD PROPERTIES &						
GRANTEE: WALLER JONATHAN LEE						
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=2017] W24 FSP=[YR=2017] W10 PTO=[YR=2017] N3 W3 S3 E3$ W9 S15 E11 N3 U2 R2 E6 N10$ S10 W6 L2 D2 S3 W11 N15 W19 S50 E12 FOP=[YR=2017] S2 E31 N2 W1 N5 W29 S5 W1$ E1 N5 E29 FGR=[YR=2017] S5 E20 N20 W20 S15$ N15 E20 N30$.

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	1,552.00	SF	6.00	6.00	100	2017	2017	3	76	7,077	
2	0211	CONCRETE W	0	100	49	4	196.00	SF	6.00	6.00	100	2017	2017	3	76	894	
3	0955	PRIVACY FE	0	100	0	0	320.00	LF	15.00	15.00	100	2017	2017	3	91	4,368	
4	0100	6" CHAINLI	0	100	0	0	109.00	LF	19.00	19.00	100	2017	2017	3	76	1,574	
5	0060	DECK WOOD	0	100	8	10	80.00	SF	5.00	5.00	100	2022	2022	3	99	396	
6	0060	DECK WOOD	0	100	16	16	256.00	SF	5.00	5.00	100	2022	2022	3	99	1,267	

LAND DESCRIPTION

TOTAL OB/XF 15,576

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 06/08/2024 BY Nwatts Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 05/06/2026 BY SYS