

HIDDEN MEADOWS LOT 17 BLK B  
 OR 619 P 821 OR 697 P 542  
 OR 959 P 122 OR 977 P 432

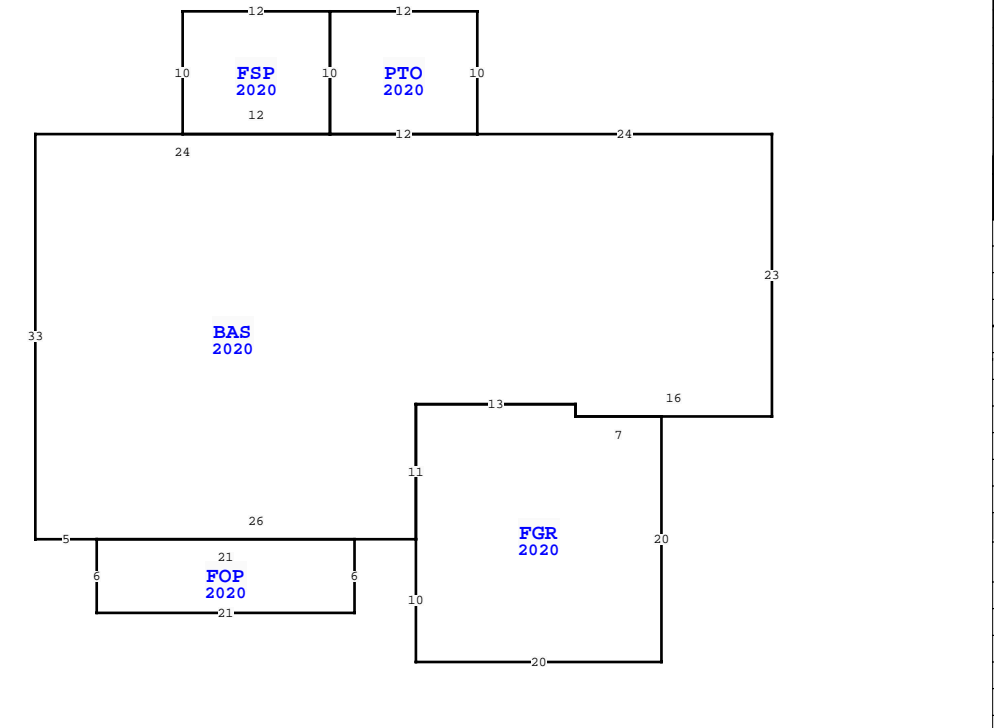
COCHRAN CHRISTIAN E/COCHRAN LAURA ANN  
 448 TILLIS LN  
 CRAWFORDVILLE, FL 32327

**2024**

00-00-053-317-09901-B17

ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,993	96.5000	100.84	200,974	2020	2020	0	0	4.50	95.50



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	1,677	100	2020	1,677	161,499
FGR	413	50	2020	206	19,838
FOP	126	30	2020	38	3,660
FSP	120	55	2020	66	6,356
PTO	120	5	2020	6	578
TOTALS	2,456			1,993	191,930

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			191,930
TOTAL MARKET OB/XF VALUE			13,037
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			259,967
SOH/AGL Deduction			55,180
ASSESSED VALUE			204,787
TOTAL EXEMPTION VALUE	HX HB VX		55,000
BASE TAXABLE VALUE			149,787
TOTAL JUST VALUE			259,967
NCON VALUE			2,560
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			199,437

5 YR PRCL CK, PU XFOB			
5 YR PRCL CK, PU NEW SFD & XFOB LN 1-3			
5 YR PRCL CH, N/C			
TRIM RETURNED/UTF			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000094	SFD-CO	0	08/17/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1188/0090	1/06/2021	WD Q	Q	I	01	248,200
GRANTOR: PAFFORD PROPERTIES &						
GRANTEE: COCHRAN CHRISTIAN E						
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	1,717.00	SF	6.00	6.00	100	2020	2020	3	89	9,169	
2	0211	CONCRETE W	0	100	45	180.00	SF	6.00	6.00	100	2020	2020	3	89	961	
3	0211	CONCRETE W	0	100	13	65.00	SF	6.00	6.00	100	2020	2020	3	89	347	
4	0074	WOOD FENCE	0	100	0	320.00	LF	8.00	8.00	100	2024	2023		100	2,560	

LAND DESCRIPTION																								
TOTAL OB/XF 13,037																								
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							