HIDDEN MEADOWS LOT 21 BLK B
OR 619 P 821 OR 697 P 542
OR 959 P 122 OR 977 P 432

MCCULLEN BRENT D/MCCULLEN MELISSA K
416 TILLIS LANE
CRAWFORDVILLE, FL 32327

2024

00-00-053-317-09901-B21

BUILDING CHARACTERISTICS

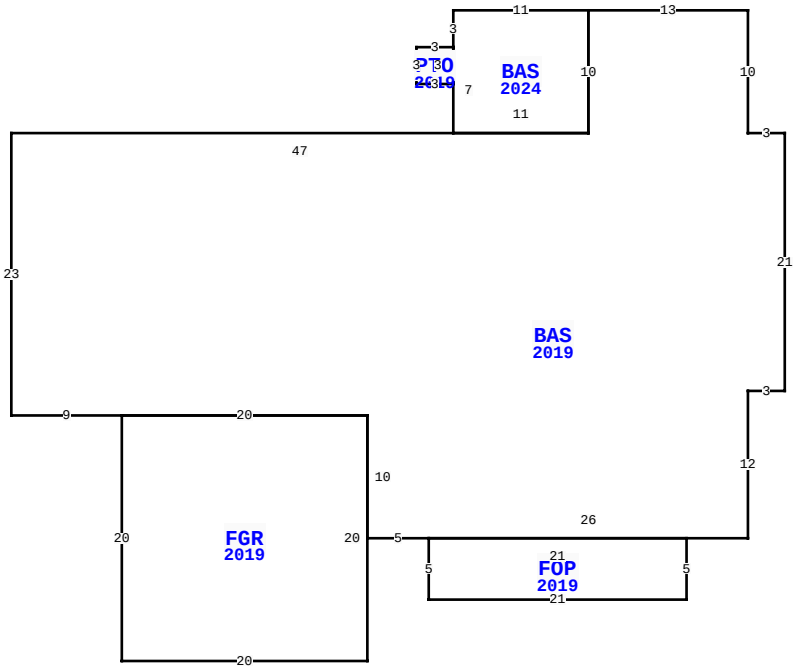
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Bedrooms		4 100
Bathrooms		2 100
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	1,883	100	2019	1,883	220,067
BAS	110	100	2024	110	12,855
FGR	400	50	2019	200	23,374
FOP	105	30	2019	32	3,740
PTO	9	5	2019	0	0
TOTALS	2,507			2,225	260,037

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,225	116.5000	121.74	270,872	2019	2019	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2021 Heated Area: 1993 HX Base Yr 2021



416 TILLIS LN, CRAWFORDVILLE

BLD DATE	02/20/2019	FRSR	LGL DATE		
XF DATE	02/20/2019	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	260,037
TOTAL MARKET OB/XF VALUE	15,395
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	330,432
SOH/AGL Deduction	66,857
ASSESSED VALUE	263,575
TOTAL EXEMPTION VALUE	HX HB 50,000
BASE TAXABLE VALUE	213,575
TOTAL JUST VALUE	330,432
NCON VALUE	19,096
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	248,870

5 YR PRCL CK, PU XFOB, CHG TRAV FSP TO BAS

CORRECT USE CODE TO 000100 SFR

ADD HX FOR 2021-MCCULLEN

2020 HX APPLIED - STAACK VX APPLIED - JACOB

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000058	SFD-CO	0	10/31/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1185/0066	12/18/2020	WD	Q	I	01	280,000
GRANTOR: STAACK JACOB D & MELI						
GRANTEE: MCCULLEN BRENT D &						
1105/0683	3/28/2019	WD	Q	I	01	267,900
GRANTOR: PAFFORD PROPERTIES &						
GRANTEE: STAACK JACOB D & ME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019;ORIG=0,0] W3 N10 W13 S10 W47 S23 E9 E20 S10 E5 E26 N12 E3 N21 $
FGR=[YR=2019;ORIG=-54,23] S20 E20 N20 W20 $
BAS=[YR=2024;ORIG=-16,-10] W11 S3 S7 E11 N10 $
FOP=[YR=2019;ORIG=-29,33] S5 E21 N5 W21 $
PTO=[YR=2019;ORIG=-27,-7] W3 S3 E3 N3 $
.

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	1,595.00	SF	6.00	6.00	100	2019	2019	3	85	8,135	
2	0211	CONCRETE W	0	100	50	4	200.00	SF	6.00	6.00	100	2019	2019	3	85	1,020	
3	0955	PRIVACY FE	0	100	0	0	416.00	LF	15.00	15.00	100	2024	2023		100	6,240	

LAND DESCRIPTION

TOTAL OB/XF 15,395

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 04/29/2026 BY SYS