

HIDDEN MEADOWS LOT 22 BLK B
 OR 619 P 821 OR 697 P 542
 OR 959 P 122 OR 977 P 432

PAVLIK CHRISTOPHER DENNIS/
 408 TILLIS LANE
 CRAWFORDVILLE, FL 32327

2024

00-00-053-317-09901-B22

ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	05	WOOD	FRAME	100	
Exterior Wall	02	HARDIE	BRD	100	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL	100		
Interior Floor	12	HARDWOOD	70		
Interior Floor	14	CARPET	30		
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
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	1,713	100	2021	1,713	203,665
FGR	400	50	2021	200	23,779
FOP	100	30	2021	30	3,567
FSP	144	55	2021	79	9,392
PTO	264	5	2021	13	1,545
PTO	352	5	2024	18	2,140
TOTALS	2,973			2,053	244,089

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% - 2022										Heated Area: 1713 HX Base Yr 2022	

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		244,089	
TOTAL MARKET OB/XF VALUE		45,074	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		344,163	
SOH/AGL Deduction		66,005	
ASSESSED VALUE		278,158	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		228,158	
TOTAL JUST VALUE		344,163	
NCON VALUE		31,456	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		249,607	
FR INSP 6-5-24, N/C			
FR PRMT CK 8/25/23, DEMO XFOB, PU XFOB & DCK IN NE			
JS 5 YR CK, PU XFOB.			
PRMT CH, P/U XFOBS AND SFD C.O 2/9/2021			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000756	POOL-CC	0	08/10/2022
20000107	SFD-CO	0	09/10/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1195/0062	2/18/2021	WD Q	Q	V	01	253,600
GRANTOR: PAFFORD PROPERTIES &						
GRANTEE: PAVLIK CHRISTOPHER						
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		1,541.00	SF	6.00	2021	2021	3	93	8,599
2	0211	CONCRETE W	0	100	54	4		216.00	SF	6.00	2021	2021	3	93	1,205
3	0955	PRIVACY FE	0	100	0	0		405.00	LF	15.00	2021	2021	3	98	5,954
4	0700	PORT BLDG	0	100	20	10		200.00	SF	0.00	2021	2021	3	96	0
6	0211	CONCRETE W	0	100	6	4		24.00	SF	6.00	2024	2023	AV	100	144
7	0225	POOL, FIBER	0	100	34	15		510.00	SF	50.00	2024	2023	AV	100	25,500
8	0211	CONCRETE W	0	100	0	0		612.00	SF	6.00	2024	2023	AV	100	3,672

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	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							