HIDDEN MEADOWS
LOT 1 BLK C
OR 619 P 821 OR 695 P 258

WARD STANLEY JR/WARD ASHLEY
121 PHEASANT HILL TRAIL
CRAWFORDVILLE, FL 32327

2024

00-00-053-317-09901-C01

BUILDING CHARACTERISTICS

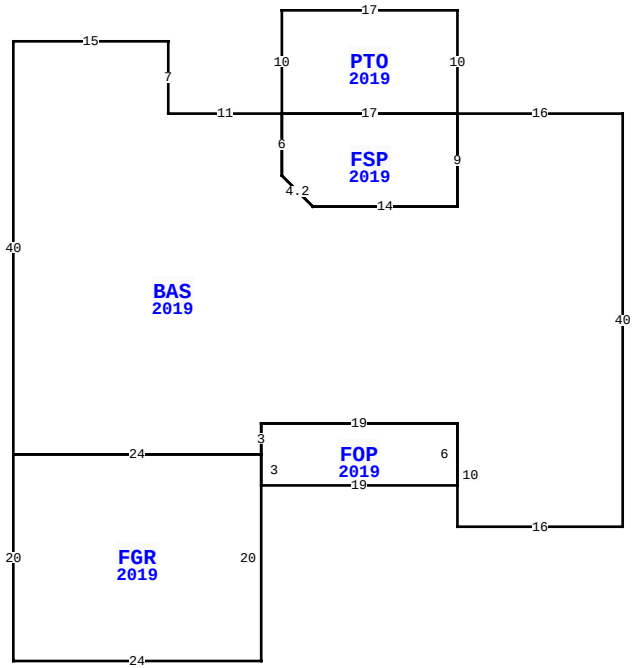
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 90
Exterior Wall	11	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	10	LAMINATED 50
Interior Floo	14	CARPET 50
Heating Type	13	HEAT 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	1,959	100	2019	1,959	222,856
FGR	480	50	2019	240	27,302
FOP	114	30	2019	34	3,868
FSP	149	55	2019	82	9,328
PTO	170	5	2019	8	910
TOTALS	2,872			2,323	264,265

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,323	113.4000	118.50	275,276	2019	2019	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2020 Heated Area: 1959 HX Base Yr 2020



121 PHEASANT HILL TRL, CRAWFORDVILLE

BLD DATE	04/11/2019	FRSR	LGL DATE	02/04/2020	JB
XF DATE	04/11/2019	FRSR	LAND DATE		
INC DATE			AG DATE		

WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		264,265
TOTAL MARKET OB/XF VALUE		11,824
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		331,089
SOH/AGL Deduction		84,338
ASSESSED VALUE		246,751
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		196,751
TOTAL JUST VALUE		331,089
NCON VALUE		2,572
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		257,287

5 YR PRCL CK, PU XFOB
ADD HX & PORT FOR 2020-WARD
5 YR PRCL CH, PU NEW SFD & XFOB LN 1-2
5 YR PRCL CH, N/C

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000966	SFD-CO	0	10/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1107/0051	4/12/2019	WD	Q	I	01	241,000
GRANTOR: GOLDEN CONSTRUCTION C						
GRANTEE: WARD STANLEY JR & A						
1020/0198	12/13/2016	WD	Q	V	05	58,000
GRANTOR: GENE CUTCHIN CONSTRUC						
GRANTEE: GOLDEN CONSTRUCTION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W16 PTO=[YR=2019] N10 W17 S10 E17$ FSP=[YR=2019] W17 S6 D3 R3 E14 N9$ S9 W14 L3 U3 N6 W11 N7 W15 S40 FGR=[YR=2019] S20 E24 N20 W24$ E24 FOP=[YR=2019] S3 E19 N6 W19 S3$ N3 E19 S10 E16 N40$.

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	1,526.00	SF	6.00	6.00	100	2019	2019	3	85	7,783	
2	0211	CONCRETE W	0	100	72	4	288.00	SF	6.00	6.00	100	2019	2019	3	85	1,469	
3	0074	WOOD FENCE	0	100	0	0	328.00	LF	8.00	8.00	100	2024	2021		98	2,572	

LAND DESCRIPTION

TOTAL OB/XF 11,824

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