

HIDDEN MEADOWS LOT 3
 BLOCK C OR 619 P 821
 OR 695 P 258 OR 790 P691

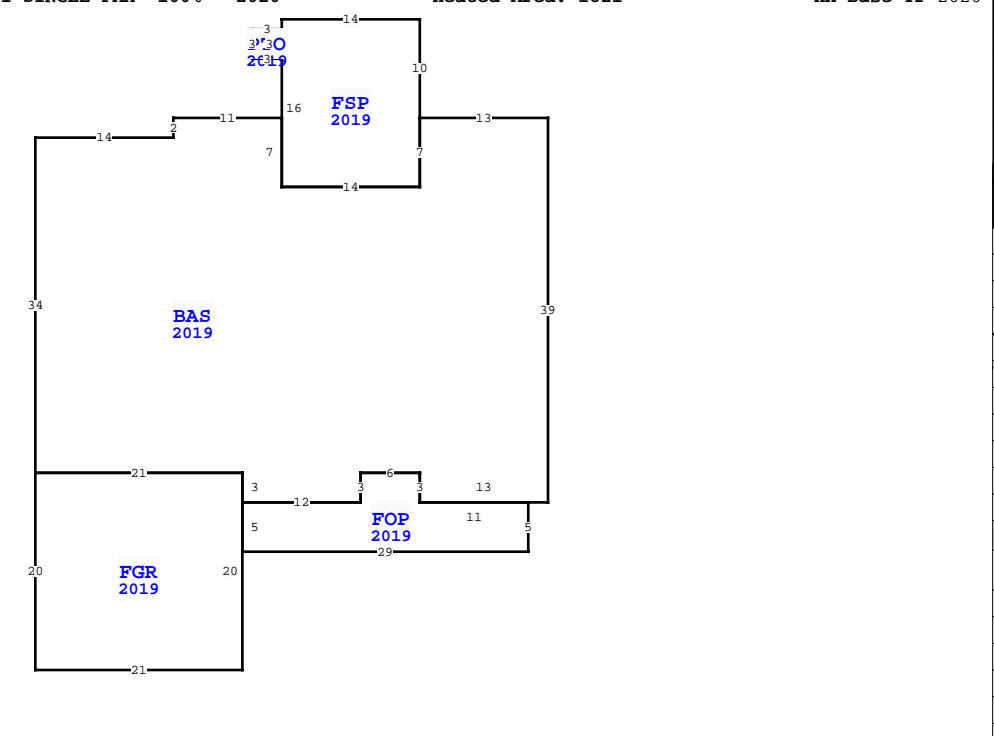
WOOD STEPHANIE R/WOOD JUSTIN
 137 PHEASANT HILL TRAIL
 CRAWFORDVILLE, FL 32327

2024

00-00-053-317-09901-C03

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 Floor	11	CLAY TILE 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	2,211	121.5000	126.97	280,731	2019	2019	0	0	0	4.00	96.00		



QUALITY	DOR CODE	MAP NUM	NEIGHBORHOOD/LOC
03 AVERAGE	0100 SINGLE FAMILY	3	317.00
		MKT AREA	1.10/
		01	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,821	100	2019	1,821	221,964
FGR	420	50	2019	210	25,597
FOP	163	30	2019	49	5,973
FSP	238	55	2019	131	15,968
PTO	9	5	2019	0	0
TOTALS	2,651			2,211	269,502

137 PHEASANT HILL TRL, CRAWFORDVILLE

BLD DATE	10/25/2019	FRSR	LGL DATE	
XF DATE	10/25/2019	FRSR	LAND DATE	02/04/2020
INC DATE			AG DATE	

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	269,502		
TOTAL MARKET OB/XF VALUE	13,630		
TOTAL LAND VALUE - MARKET	55,000		
TOTAL MARKET VALUE	338,132		
SOH/AGL Deduction	90,268		
ASSESSED VALUE	247,864		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	197,864		
TOTAL JUST VALUE	338,132		
NCON VALUE	4,542		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	261,359		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1129/0243	10/25/2019	WD	Q	I	01	252,000

BUILDING NOTES						
GRANTOR: SOUTHERN CONSTRUCTION						
GRANTEE: WOOD STEPHANIE R &						
1088/0312	10/03/2018	WD	U	V	32	23,000
GRANTOR: PRECISION HOME BUILDE						
GRANTEE: SOUTHERN CONSTRUCTI						

BUILDING DIMENSIONS
BAS=[YR=2019] W13 FSP=[YR=2019] N10 W14 S1 PTO=[YR=2019] W3 S3 E3 N3\$ S16 E14 N7\$ S7 W14 N7 W11 S2 W14 S34 FGR=[YR=2019] S20 E21 N20 W21\$ E21 S3 FOP=[YR=2019] S5 E29 N5 W11 N3 W6 S3 W12\$ E12 N3 E6 S3 E13 N39\$.

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							