

HIDDEN MEADOWS  
 LOT 9 BLK C OR 619 P 821  
 OR 688 P 121 OR 790 P 694

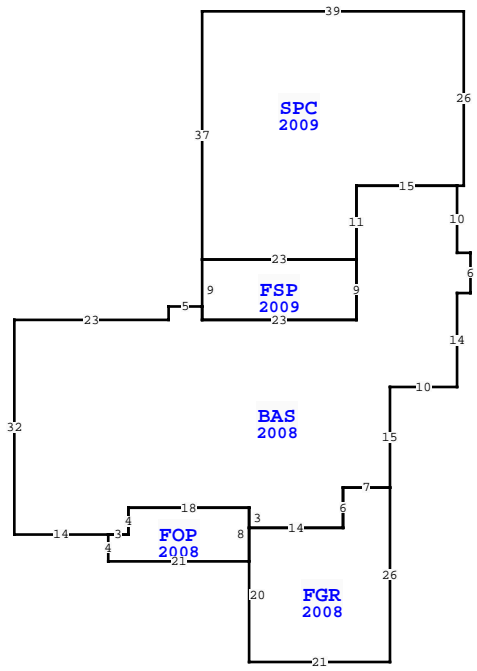
CASTANO GERARDO/CASTANO CHRISTINA  
 25 TILLIS LN  
 CRAWFORDVILLE, FL 32327

**2024**

00-00-053-317-09901-C09  


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 Floo	11	CLAY TILE	50
Interior Floo	12	HARDWOOD	50
Heating Type	13	HEAT PUMP	100
Air Condition	13	HEAT PUMP	100
Bedrooms			3 100
Bathrooms			2.5 100
Story Height			0 100
Stories	1.		1. 100
Fireplace	01	FIREPLACE	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
BAS	2,079	100	2008
FGR	462	50	2008
FOP	156	30	2008
FSP	207	55	2009
SPC	1,267	20	2009
TOTALS	4,171		

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%	- 2024		354,392	2008	2010	0	0	13.00	87.00
Heated Area: 2079 HX Base Yr 2024											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			308,321
TOTAL MARKET OB/XF VALUE			16,930
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			380,251
SOH/AGL Deduction			171,988
ASSESSED VALUE			208,263
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			158,263
TOTAL JUST VALUE			380,251
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			299,698
5 YR PRCL CK, DEMO XFOB			
FR PRMT CK, PU XFOBS. CC 01/2022			
INCR EYB 2008-2010 HVAC-CC 5-2022			
ADD HX AND DX(CINDY PEASE) FOR 2018			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB22-000186	HVAC-CC	0	03/25/2022
OBN21-00034	SOLAR PANELS-CC	0	12/02/2021
17001234	ELECTRIC	0	09/18/2017
2009971	SCREEN POOL ENC	0	12/10/2009
2009902	POOL/SPA	0	11/09/2009
20071668	SFD-CO	0	11/20/2007
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD SALE PRICE
1313/0117	5/18/2023	WD Q I 01	450,000
GRANTOR: SEGLEM CLAIRE N			
GRANTEE: CASTANO GERARDO & C			
1040/0385	7/06/2017	WD Q I 01	265,000
GRANTOR: WHITE CALVENIA L			
GRANTEE: SEGLEM CLAIRE N			
BUILDING NOTES			
BUILDING DIMENSIONS			
SPC=[YR=2009] W39 S37 E23 N11 E15 BAS=[YR=2008] W15 S11 FSP=[YR=2009] W23 S9 E23 N9\$ S9 W23 N2 W5 S2 W23 S32 E14 FOP=[YR=2008] S4 E21 N8 W18 S4 W3\$ E3 N4 E18 S3 FGR=[YR=2008] S20 E21 N26 W7 S6 W14\$ E14 N6 E7 N15 E10 N14 E2 N6 W2 N10\$ E1 N26\$.			

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	1,634.00	SF	6.00	6.00	100	2008	2008	3	34	3,333	
2	0211	CONCRETE W	0	100	61	4	244.00	SF	6.00	6.00	100	2008	2008	3	34	498	
4	0210	CONCRETE D	0	100	0	0	1,542.00	SF	6.00	6.00	100	2009	2009	3	39	3,608	
5	0955	PRIVACY FE	0	100	0	0	394.00	LF	15.00	15.00	100	2009	2009	3	55	3,251	
6	0220	POOL VINYL	0	100	26	10	260.00	SF	60.00	60.00	100	2009	2009	3	40	6,240	
7	0700	PORT BLDG	0	100	8	10	80.00	SF	0.00	0.00	100	2018	2018	3	90	0	
8	1450	SOLAR PANE	0	100	0	0	40.00	UT	0.00	0.00	100	2022	2022	3	97	0	
TOTALS															16,930		

LAND DESCRIPTION																								
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							