

HIDDEN MEADOWS LOT 1 BLK D
 OR 619 P 821 OR 697 P 542
 OR 702 P 75 OR 761 P 524

TIDWELL BRIAN GENE/TIDWELL HEATHER FREEMAN
 7 CONSERVATION WAY
 CRAWFORDVILLE, FL 32327

2024

00-00-053-317-09901-D01

ELEMENT		CD	CONSTRUCTION		
Foundation	02	CONCR	SLAB	100	
Frame	05	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	80	
Exterior Wall	20	FACE	BRICK	20	
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		4	100		
Bathrooms		3	100		
Story Height		0	100		
Stories	1.1	1.100			
Fireplace Units	01	FIREPLACE	100	0 100	
Quality	07	GOOD			
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	2,277	100	2008	2,277	289,814
FGR	430	50	2008	215	27,365
FOP	74	30	2008	22	2,800
FSP	204	55	2008	112	14,255
PTO	168	5	2008	8	1,018
TOTALS	3,153			2,634	335,253

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%	- 2018	149.74	394,415	2008	2008	0	0	15.00	85.00
Heated Area: 2277 HX Base Yr 2018											
7 CONSERVATION WAY, CRAWFORDVILLE											
BLD DATE	06/14/2017	RTJ/T	LGL DATE	02/04/2020	JB						
XF DATE	06/14/2017	RTJ/T	LAND DATE								
INC DATE			AG DATE								

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			335,253
TOTAL MARKET OB/XF VALUE			32,517
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			422,770
SOH/AGL Deduction			152,273
ASSESSED VALUE			270,497
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			220,497
TOTAL JUST VALUE			422,770
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			336,858
5 YR PRCL CK, N/C IT 01/08/2022 (SPOKE TO OWNER)			
FR 5 YR CK, PU FNDN & XFOBS			
10202-A07			
SOH PORTED FROM W/W FOR 2018/TIDWELL FROM			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000844	SWIMMING POOL	0	08/28/2018
2007365	SFD-CO	0	03/16/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1042/0563	7/24/2017	WD Q	Q	I	01	243,000
GRANTOR: WINFIELD DAVID J & MO						
GRANTEE: TIDWELL BRIAN GENE						
0959/0168	12/09/2014	WD U	U	I	12	211,000
GRANTOR: U.S. BANK NATIONAL AS						
GRANTEE: WINFIELD DAVID J						

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	1,514.00	SF	6.00	6.00	100	2008	2008	3	34	3,089	
2	0211	CONCRETE W	0	100	61	4	244.00	SF	6.00	6.00	100	2008	2008	3	34	498	
4	0955	PRIVACY FE	0	100	0	0	290.00	LF	15.00	15.00	100	2010	2010	3	60	2,610	
5	0230	POOL, CONCR	0	100	28	15	420.00	SF	65.00	65.00	100	2018	2018	3	80	21,840	
6	0209	CONCRETE P	0	100	0	0	700.00	SF	8.00	8.00	100	2018	2018	3	80	4,480	
7	0700	PORT BLDG	0	100	8	10	80.00	SF	0.00	0.00	100	2021	2021	3	96	0	
TOTAL OB/XF															32,517		

BUILDING NOTES											
BAS=[YR=2008] W18 FSP=[YR=2008] W17 PTO=[YR=2008] W14 S12 E14 N12\$ S12 E17 N12\$ S12 W45 S24 FGR=[YR=2008] S20 E21 N22 W5 S2 W16\$ E16 N2 E5 S15 E12 S2 E12 FOP=[YR=2008] S5 E9 N7 W2 N3 W5 S5 W2\$ E2 N5 E5 S3 E11 N49\$.											

BUILDING DIMENSIONS											
BAS=[YR=2008] W18 FSP=[YR=2008] W17 PTO=[YR=2008] W14 S12 E14 N12\$ S12 E17 N12\$ S12 W45 S24 FGR=[YR=2008] S20 E21 N22 W5 S2 W16\$ E16 N2 E5 S15 E12 S2 E12 FOP=[YR=2008] S5 E9 N7 W2 N3 W5 S5 W2\$ E2 N5 E5 S3 E11 N49\$.											

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							