

HIDDEN MEADOWS LOT 4 BLK D
 OR 619 P 821 OR 697 P 542
 OR 959 P 122 OR 977 P 432

BROWN WILLIAM C/BROWN CHARLOTTE
 25 CONSERVATION WAY
 CRAWFORDVILLE, FL 32327

2024

00-00-053-317-09901-D04

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 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
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
BAS	1,841	100
FGR	404	50
FOP	114	30
FOP	250	30
FSP	160	55
PTO	10	5
TOTALS	2,779	

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%	2019								
Heated Area: 1841						HX Base Yr 2019					
BLD DATE	05/25/2021	FRFR	LGL DATE	05/25/2021	FRFR						
XF DATE	05/25/2021	FRFR	LAND DATE	05/25/2021	FRFR						
INC DATE			AG DATE								

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	252,088		
TOTAL MARKET OB/XF VALUE	14,492		
TOTAL LAND VALUE - MARKET	55,000		
TOTAL MARKET VALUE	321,580		
SOH/AGL Deduction	80,401		
ASSESSED VALUE	241,179		
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE	191,179		
TOTAL JUST VALUE	321,580		
NCON VALUE	6,977		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	246,988		
5 YR PRCL CK, CHG TRAV PTO ADD FOP.			
PU NEW TRAV, PU XFOB 0955,0060,0625			
5YR PRCL CH-CHGS TO BE KEYED AT LATER DATE.			
SOH PORTED FROM LEON/2019/BROWN WILLIAM			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
15000866	SFD-CO	0	09/28/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1080/0542	7/20/2018	WD Q	Q	I	01	235,900
GRANTOR: HARPER JENNIFER T						
GRANTEE: BRWON WILLIAM C & C						
1018/0674	12/05/2016	WD Q	Q	I	01	220,000
GRANTOR: PAFFORD PROPERTIES &						
GRANTEE: HARPER JENNIFER T						

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	1,493.00	SF	6.00	6.00	100	2016	2016	3	72	6,450	
2	0211	CONCRETE W	0	100	57	228.00	SF	6.00	6.00	100	2016	2016	3	72	985	
3	0955	PRIVACY FE	0	100	0	281.00	LF	15.00	15.00	100	2018	2018	3	95	4,004	
4	0060	DECK WOOD	0	100	0	636.00	SF	5.00	5.00	100	2019	2019	3	96	3,053	
5	0700	PORT BLDG	0	100	10	160.00	SF	0.00	0.00	100	2020	2020	3	94	0	
TOTALS															14,492	

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2015;ORIG=0,0] W18 W16 W26 S21 E2 S2 E18 S12 E12 E11 N3 E5 S3 E12 N35 \$
FGR=[YR=2015;ORIG=-60,21] S22 E20 N20 W18 N2 W2 \$
PTO=[YR=2018;ORIG=-59,0] N10 W1 S10 E1 \$
FSP=[YR=2016;ORIG=-18,0] N10 W16 S10 E16 \$
FOP=[YR=2016;ORIG=-28,35] S5 E10 S2 E7 N7 W1 N3 W5 S3 W11 \$
FOP=[YR=2024;ORIG=-59,-10] E25 S10 W25 N10 \$

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							