

HIDDEN MEADOWS LOT 8 BLK D
 OR 619 P 821 OR 697 P 542
 OR 959 P 122 OR 977 P 432

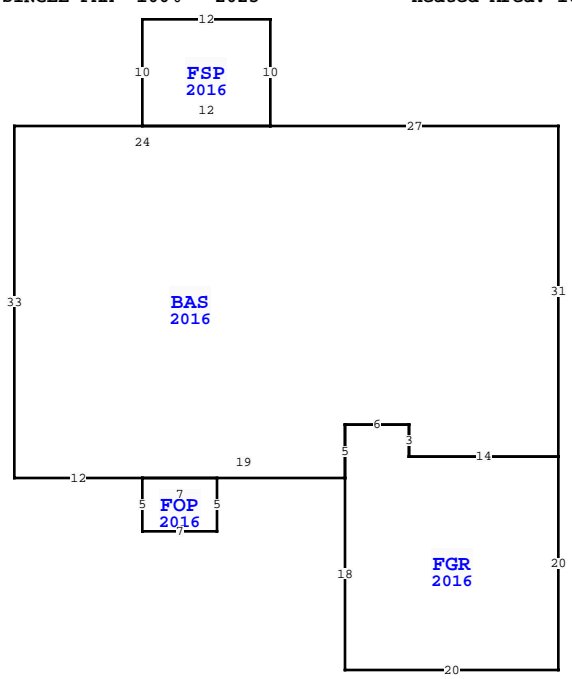
LOCHIEL JOSEPH THOMAS/JENKINS REBECCA ROSE
 44 PASTURE RUN WAY
 CRAWFORDVILLE, FL 32327

2024

00-00-053-317-09901-D08

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
12	HARDWOOD 90				
11	CLAY TILE 10				
09	9 FT 100				
13	HEAT PUMP 100				
13	HEAT PUMP 100				
	3 100				
	2 100				
	0 100				
1.	1. 100				
	0 100				
GD	GOOD 100				
03	AVERAGE				
0100	SINGLE FAMILY				
3	MKT AREA	01			
317.00	1.10/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,625	100	2016	1,625	226,461
FGR	418	50	2016	209	29,127
FOP	35	30	2016	10	1,394
FSP	120	55	2016	66	9,198
TOTALS	2,198			1,910	266,179

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,910	143.4000	149.85	286,214	2016	2016	0	0	7.00	93.00
1 SINGLE FAM 100% - 2023 Heated Area: 1625 HX Base Yr 2023											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		266,179	
TOTAL MARKET OB/XF VALUE		45,351	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		366,530	
SOH/AGL Deduction		63,886	
ASSESSED VALUE		302,644	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		252,644	
TOTAL JUST VALUE		366,530	
NCON VALUE		4,425	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		289,533	
5 YR PRCL CK, PU XFOBS			
5 YR PRCL CH, PU CORR TRAV, PU XFOB LN 4-6			
ADD HX FOR 2017			
5 YR PRCL CH, PU XFOB LN 3			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
17000512	POOL	0	05/15/2017
16000604	SFD-CO	0	06/27/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1248/0084	1/13/2022	WD Q	Q	I	01	365,000
GRANTOR: BROWN MELISSA & HIGHT						
GRANTEE: LOCHIEL JOSEPH THOM						
1016/0197	11/01/2016	WD Q	Q	I	01	199,900
GRANTOR: PAFFORD PROPERTIES &						
GRANTEE: BROWN MELISSA						

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	1,088.00	SF	6.00	6.00	100	2016	2016	3	72	4,700	
2	0211	CONCRETE W	0	100	65	4	260.00	SF	6.00	6.00	100	2016	2016	3	72	1,123	
3	0955	PRIVACY FE	0	100	0	0	202.00	LF	15.00	15.00	100	2016	2016	3	87	2,636	
4	0700	PORT BLDG	0	100	10	12	120.00	SF	0.00	0.00	100	2017	2017	3	88	0	
5	0220	POOL VINYL	0	100	16	32	512.00	SF	60.00	60.00	100	2017	2017	3	76	23,347	
6	0211	CONCRETE W	0	100	0	0	2,000.00	SF	6.00	6.00	100	2017	2017	3	76	9,120	
7	0640	LEAN-TO	0	100	6	12	72.00	SF	8.00	8.00	100	2024	2022		97	559	
8	0640	LEAN-TO	0	100	6	12	72.00	SF	8.00	8.00	100	2024	2022		97	559	
9	0701	PORT BLDG	0	100	12	20	240.00	SF	3.00	3.00	100	2024	2023		98	706	
10	0740	UNFINISH O	0	100	6	20	120.00	SF	11.00	11.00	100	2024	2023		98	1,294	

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	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							

