

HIDDEN MEADOWS LOT 7 BLK E  
 OR 619 P 821 OR 697 P 542  
 OR 959 P 122 OR 977 P 432

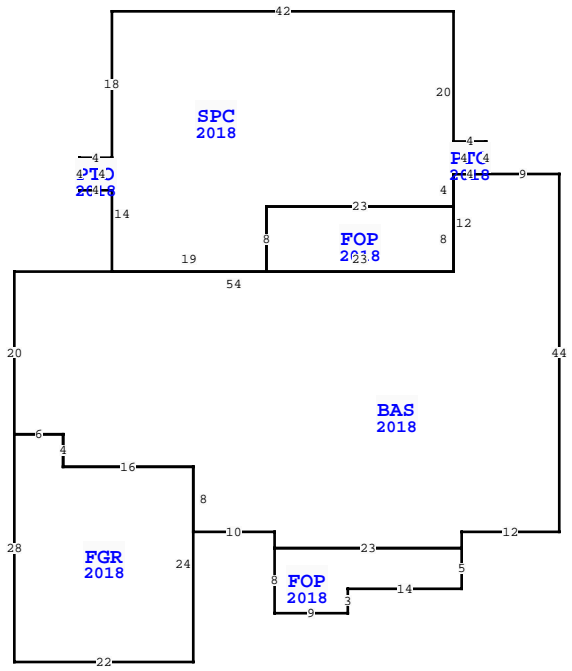
COLE LYNN/  
 45 PASTURE RUN WAY  
 CRAWFORDVILLE, FL 32327

**2024**

00-00-053-317-09901-E07

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 100				
13	HEAT PUMP 100				
13	HEAT PUMP 100				
	3 100				
	3 100				
	0 100				
1.	1. 100				
	0 100				
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	2,146	100	2018	2,146	251,392
FGR	552	50	2018	276	32,332
FOP	142	30	2018	43	5,037
FOP	184	30	2018	55	6,443
PTO	16	5	2018	1	117
PTO	16	5	2018	1	117
SPC	1,160	20	2018	232	27,178
TOTALS	4,216			2,754	322,616

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,754	118.0000	123.31	339,596	2018	2018	0	0	5.00	95.00
1 SINGLE FAM 100% - 2024 Heated Area: 2146 HX Base Yr 2024											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		322,616	
TOTAL MARKET OB/XF VALUE		32,066	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		409,682	
SOH/AGL Deduction		48,546	
ASSESSED VALUE		361,136	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		311,136	
TOTAL JUST VALUE		409,682	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		328,454	
5 YR PRCL CK, N/C			
DENIAL - FAILURE TO SUBMIT SX APP & POI			
WATSON PORT TO 10047-I03			
MAILED LETTER RQSTNG SX APP & POI. LETTER SCANNED.			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000490	SCREEN ENCLOSURE-	0	05/16/2018
18000205	POOL-CO	0	03/12/2018
17001766	SFD-CO	0	01/05/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1326/0275	8/22/2023	WD Q	Q	I	01	502,600
GRANTOR: WATSON BRENT & MELISS						
GRANTEE: COLE LYNN						
1165/0249	8/14/2020	WD Q	Q	I	01	369,000
GRANTOR: PARKMAN EDWARD & DIAN						
GRANTEE: WATSON BRENT & MELI						

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			976.00	SF	6.00	100	2018	2018	3	80	4,685
2	0211	CONCRETE W	0	100	62	4			248.00	SF	6.00	100	2018	2018	3	80	1,190
3	0230	POOL, CONCR	0	100	13	26			338.00	SF	65.00	100	2018	2018	3	80	17,576
4	0955	PRIVACY FE	0	100	0	0			482.00	LF	15.00	100	2018	2018	3	95	6,869
5	0700	PORT BLDG	0	100	11	24			264.00	SF	0.00	100	2022	2022	3	98	0
6	0209	CONCRETE P	0	100	0	0			225.00	SF	8.00	100	2022	2022	3	97	1,746
TOTALS															32,066		

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							