HIDDEN MEADOWS LOT 3 BLK F
OR 619 P 821 OR 697 P 542
OR 959 P 122 OR 977 P 432

PATEL KINAL/PATEL AVANIBEN R
23 MOSSY DR
CRAWFORDVILLE, FL 32327

2024

00-00-053-317-09901-F03

BUILDING CHARACTERISTICS

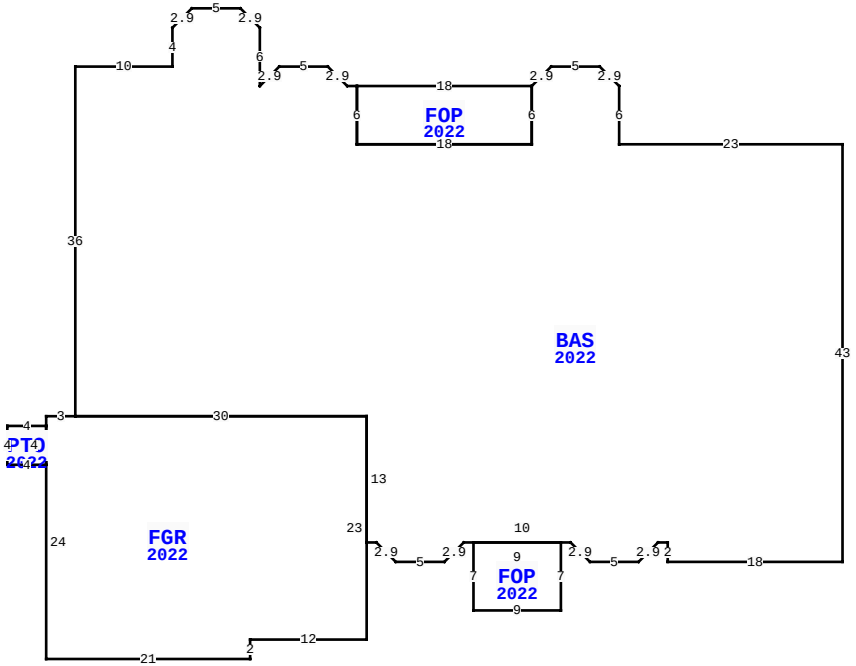
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 70
Exterior Wall	21	STONE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	19	MARBLE 100
Ceiling	09	9 FT 100
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Bedrooms		3 100
Bathrooms		3.5 100
Story Height		0 100
Stories	1.	1. 100
Fireplace	01	FIREPLACE 100
Units		0 100
Kitchen	GD	GOOD 100
Quality	04	ABOVE 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,257	100	2022	3,257	876,787
FGR	801	50	2022	400	107,680
FOP	63	30	2022	19	5,114
FOP	108	30	2022	32	8,614
PTO	16	5	2022	1	269
TOTALS	4,245			3,709	998,465

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,709	260.2080	271.92	1,008,551	2022	2022	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2024 Heated Area: 3257 HX Base Yr 2024



23 MOSSY DR, CRAWFORDVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	02/04/2020 JB
INC DATE		AG DATE	

EXTRA FEATURES

LN	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	3,561.00	SF	6.00	6.00	100	2022	2022	3	97	20,725	
2	0211	CONCRETE W	0	100	10	6	60.00	SF	6.00	6.00	100	2022	2022	3	97	349	
4	0955	PRIVACY FE	0	100	218	0	218.00	LF	15.00	15.00	100	2022	2022	3	99	3,237	
5	0125	MTL/VYL AC	0	100	99	0	99.00	LF	19.00	19.00	100	2022	2022	3	97	1,825	
6	0120	CHAINLINK	0	100	349	0	349.00	LF	30.00	30.00	100	2022	2022	3	97	10,156	
7	0225	POOL,FIBER	0	100	14	30	420.00	SF	50.00	50.00	100	2022	2022	3	97	20,370	
8	0180	JACUZZI BU	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2022	2022	3	97	5,820	
9	0209	CONCRETE P	0	100	0	0	1,309.00	SF	8.00	8.00	100	2022	2022	3	97	10,158	
10	0205	TENNIS COU	0	100	0	0	1.00	UT	26,000.00	26,000.00	100	2022	2022	3	97	25,220	
11	0211	CONCRETE W	0	100	36	12	432.00	SF	6.00	6.00	100	2022	2022	3	97	2,514	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		1,019,792
TOTAL MARKET OB/XF VALUE		100,374
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		1,175,166
SOH/AGL Deduction		0
ASSESSED VALUE		1,175,166
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		1,125,166
TOTAL JUST VALUE		1,175,166
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		783,344

REVIEWED QUAL - CONFIRMED THAT FR HAD BLDG 1 AT AB
5 YR PRCL CK, DEMO XFOB
CORRECTION ON POOL HSE BASE AREA AND FOP
CO 05122022

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22-000228	IN-GROUND POOL-CC	0	03/23/2022
21000837	SFD-CO	0	08/23/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1217/0794	7/06/2021	WD	Q	V	01	40,000
GRANTOR: GOLDEN CONSTRUCTION C						
GRANTEE: PATEL KINAL & AVANI						
1123/0255	8/30/2019	WD	Q	V	05	420,000
GRANTOR: PAFFORD PROPERTIES &						
GRANTEE: GOLDEN CONSTRUCTION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W23N6 U2 L2 W5 L2 D2 FOP=[YR=2022]
W18S6E18N6$S6W18N6W1 U2 L2 W5 L2 D2 N6 U2 L2 W5 L2 D2
S4W10S36 FGR=[YR=2022] W3S1 PTO=[YR=2022]
W4S4E4N4$S24E21N2E12N23W30$E30 S13E1 D2 R2 E5 R2 U2 E1
FOP=[YR=2022] S7E9N7W9$E10 D2 R2 E5 R2 U2 E1S2 E18N43$.

LAND DESCRIPTION

TOTAL OB/XF 100,374

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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							

REVIEW DATE 06/08/2024 BY Nwatts Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 04/29/2026 BY SYS

HIDDEN MEADOWS LOT 3 BLK F
OR 619 P 821 OR 697 P 542
OR 959 P 122 OR 977 P 432

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2024

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Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Heating Type		N/A 100
Air Condition	00	N/A 100
Bathrooms		1 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
Quality	04	ABOVE AVERAGE
DOR CODE	0100	SINGLE FAMILY

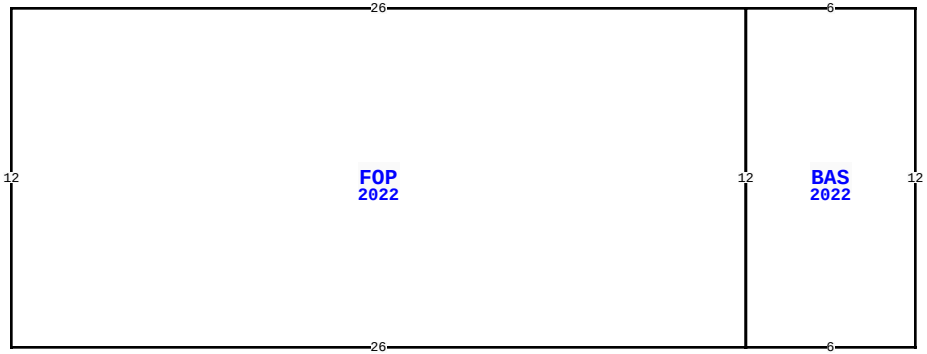
MAP NUM: 3 MKT AREA: 01
NEIGHBORHOOD/LOC: 317.00 1.10/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	72	100	2022	72	9,250
FOP	312	30	2022	94	12,076
TOTALS	384			166	21,327

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0155	01	166	157.3000	129.77	21,542	2022	2022	0	0	0	1.00	99.00

2 POOL HSE 100% - 2024 Heated Area: 72 HX Base Yr 2024



23 MOSSY DR, CRAWFORDVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	02/04/2020 JB
INC DATE		AG DATE	

EXTRA FEATURES

LN	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

WAKULLA COUNTY PROPERTY

PAGE 2 of 2 3

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BASE TAXABLE VALUE		1,125,166
TOTAL JUST VALUE		1,175,166
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		783,344

FR NEW SFR POOL HSE XFOBS POOL CONC FENCES
COA PER USPS FORM 3547
5 YR PRCL CH, N/C
ADD ST.NAME

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1217/0794	7/06/2021	WD	Q	V	01	40,000
GRANTOR: GOLDEN CONSTRUCTION C						
GRANTEE: PATEL KINAL & AVANI						
1123/0255	8/30/2019	WD	Q	V	05	420,000
GRANTOR: PAFFORD PROPERTIES &						
GRANTEE: GOLDEN CONSTRUCTION						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2022;ORIG=-6,0] W26 S12 E26 N12 $
BAS=[YR=2022;ORIG=0,0] W6 S12 E6 N12 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/08/2024 BY Nwatts Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 04/29/2026 BY SYS