

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

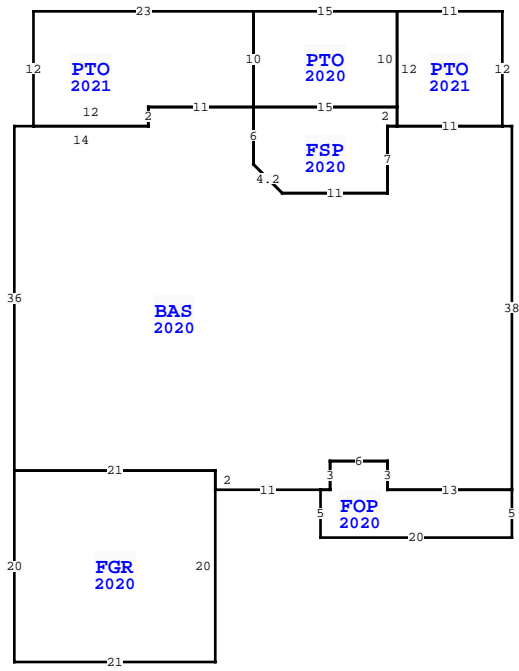
SNEAD BRANNON MCLAIN/SNEAD MACKENZIE
 31 MOSSY DRIVE
 CRAWFORDVILLE, FL 32327

2024

00-00-053-317-09901-F04

ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	05	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	90	
Exterior Wall	11	AVERAGE		10	
Roof Structur	03	GABLE/HIP		100	
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL		100	
Interior Floo	11	CLAY TILE		50	
Interior Floo	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,845	100	2020	1,845	227,035
FGR	420	50	2020	210	25,842
FOP	118	30	2020	35	4,307
FSP	124	55	2020	68	8,367
PTO	150	5	2020	8	985
PTO	132	5	2021	7	861
PTO	254	5	2021	13	1,600
TOTALS	3,043			2,186	268,997

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,186	121.4000	126.86	277,316	2020	2020	0	0	0	3.00	97.00		
1 SINGLE FAM 0% - 0 Heated Area: 1845 HX Base Yr														



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		268,997	
TOTAL MARKET OB/XF VALUE		16,807	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		340,804	
SOH/AGL Deduction		81,386	
ASSESSED VALUE		259,418	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		259,418	
TOTAL JUST VALUE		340,804	
NCON VALUE		960	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		268,474	
5 YR PRCL CK, PU XFOB			
FOUNDATION CHG SF XFOB LN 1			
PU NEW TRAVERSE, XFOB LN 3,4,5 FRAME CH EXW			
COR R210020- CORRECT XFOB= # OF UTS ASSESSED			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24-000410	IN-GROUND POOL		04/24/2024
21000889	POLE BARN 20X24	0	09/07/2021
20000430	SFD-CO	0	05/20/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1173/0375	10/13/2020	WD Q	Q	I	01	295,800
GRANTOR: GOLDEN CONSTRUCTION C						
GRANTEE: SNEAD BRANNON MCLAI						
1123/0255	8/30/2019	WD Q	Q	V	05	420,000
GRANTOR: PAFFORD PROPERTIES &						
GRANTEE: GOLDEN CONSTRUCTION						

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	0	0	0	1,374.00	SF	6.00	6.00	100	2020	2020	3	89	7,337	
2	0211	CONCRETE W	0	0	63	4	252.00	SF	6.00	6.00	100	2020	2020	3	89	1,346	
3	0025	BARN, POLE	0	0	24	20	480.00	SF	12.50	12.50	100	2021	2021	3	93	5,580	
4	0700	PORT BLDG	0	0	24	11	264.00	SF	0.00	0.00	100	2021	2021	3	96	0	
5	0213	CONCRETE P	0	0	25	13	264.00	SF	6.00	6.00	100	2021	2021	3	100	1,584	
6	0955	PRIVACY FE	0	0	0	0	64.00	LF	15.00	15.00	100	2024	2023		100	960	
TOTALS														16,807			

BUILDING NOTES													
BAS=[YR=2020] W1 PTO=[YR=2021] N12 W11 S12 E11\$ W11													
FSP=[YR=2020] N2 PTO=[YR=2020] N10 W15 S10 E15\$ W15 S6 D3 R3													
E11 N7 E1\$ W1 S7 W11 L3 U3 N6 PTO=[YR=2021] N10 W23 S12 E12													
N2 E11 \$ W11 S2 W14 S36 FGR=[YR=2020] S20 E21 N20 W21\$ E21 S2													
E11 FOP=[YR=2020] S5 E20 N5 W13 N3W6 S3 W1\$ E1 N3 E6 S3 E13													
N38\$.													

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							