

HIDDEN MEADOWS LOT 9 BLK F
OR 619 P 821 OR 697 P 542
OR 959 P 122 OR 977 P 432

GAGNON PATRICK A JR
99 WHIRLWIND TRL
CRAWFORDVILLE, FL 32327

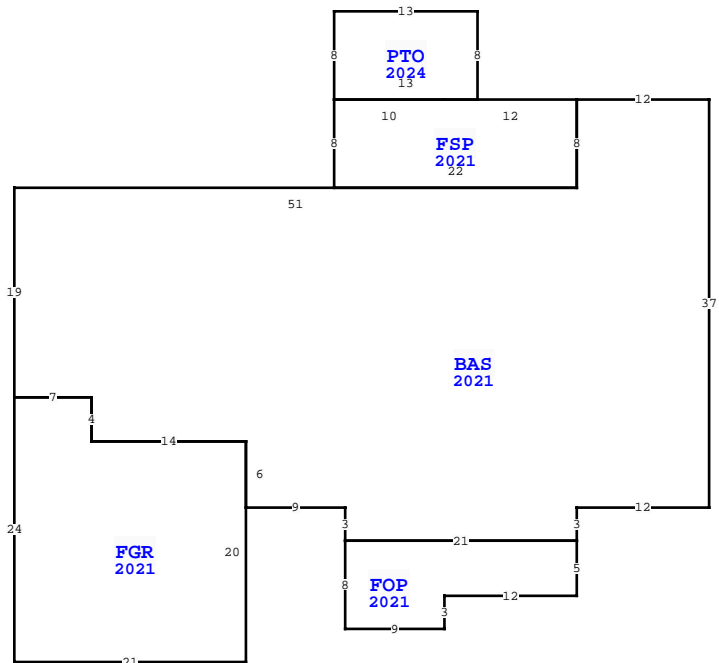
2024

00-00-053-317-09901-F09



ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
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

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,198	118.2000	123.52	271,497	2021	2021	0	0	0	2.00	98.00		
1 SINGLE FAM 100% - 2022 Heated Area: 1832 HX Base Yr 2022														



BUILDING CHARACTERISTICS					
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	1,832	100	2021	1,832	221,763
FGR	448	50	2021	224	27,115
FOP	132	30	2021	40	4,842
FSP	176	55	2021	97	11,741
PTO	104	5	2024	5	606
TOTALS	2,692			2,198	266,067

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	98	12			6.00	100	2021	2021	3	93	6,562	
2	0210	CONCRETE D	0	100	0	0			6.00	100	2021	2021	3	93	1,942	
3	0211	CONCRETE W	0	100	51	4			6.00	100	2021	2021	3	93	1,138	
4	0955	PRIVACY FE	0	100	0	0			15.00	100	2021	2021	3	98	3,440	

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							

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		281,495	
TOTAL MARKET OB/XF VALUE		13,082	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		349,577	
SOH/AGL Deduction		74,080	
ASSESSED VALUE		275,497	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		225,497	
TOTAL JUST VALUE		349,577	
NCON VALUE		606	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		274,233	
REVIEWED QUAL - HIGH AVG-HAS HIPS & VALLEYS, NO BR			
5 YR PRCL CK,CHG TRAV DEMO PTO ADD PTO			
FR PERMIT CC 01/18/2022			
PU XFOB LN-4			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000815	SHED-CC	0	09/08/2021
20000116	SFD-CO	0	10/23/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1218/0760	7/08/2021	WD Q	Q	I	01	294,900
GRANTOR: PAFFORD PROPERTIES &						
GRANTEE: GAGNON PATRICK A JR						
0979/0354	8/27/2015	WD U	V	12		830,700
GRANTOR: SBN III REO FL LLC						
GRANTEE: PAFFORD PROPERTIES						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2021;ORIG=0,0] W12 S8 W51 S19 E7 S4 E14 S6 E9 S3 E21 N3 E12 N37 \$													
FGR=[YR=2021;ORIG=-42,31] W14 N4 W7 S24 E21 N20 \$													
FSP=[YR=2021;ORIG=-12,8] N8 W12 W10 S8 E22 \$													
FOP=[YR=2021;ORIG=-12,40] W21 S8 E9 N3 E12 N5 \$													
PTO=[YR=2024;ORIG=-34,-8] E13 S8 W13 N8 \$													

