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

COE MATTHEW T/COE KRISTEN P
95 CONSERVATION WAY
CRAWFORDVILLE, FL 32327

2024

00-00-053-317-09901-G03

BUILDING CHARACTERISTICS

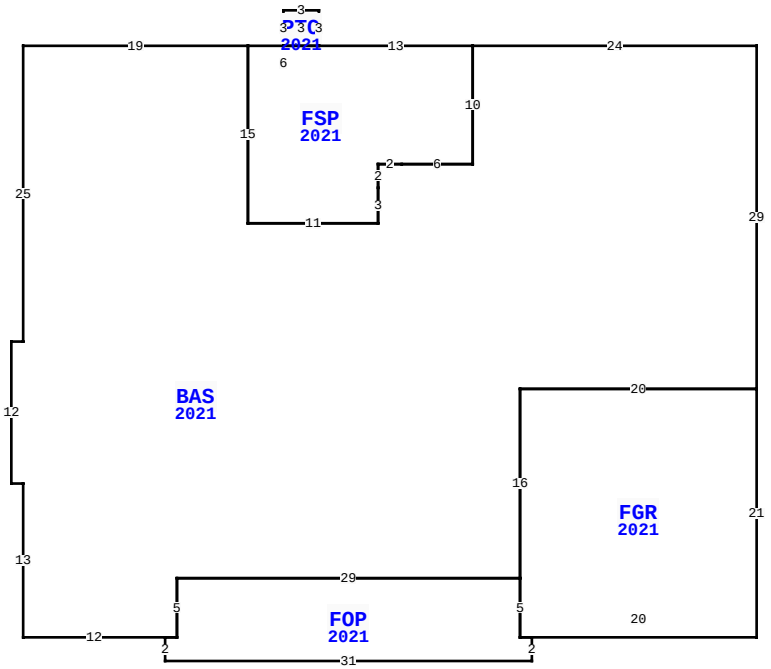
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 70
Exterior Wall	11	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Bedrooms		4 100
Bathrooms		2.5 100
Story Height		0 100
Stories	1.	1. 100
Fireplace	01	FIREPLACE 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	2,302	100	2021	2,302	275,114
FGR	420	50	2021	210	25,098
FOP	207	30	2021	62	7,410
FSP	245	55	2021	135	16,134
PTO	9	5	2021	0	0
TOTALS	3,183			2,709	323,756

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,709	116.7000	121.95	330,363	2021	2021	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2022 Heated Area: 2302 HX Base Yr 2022



95 CONSERVATION WAY, CRAWFORDVILLE

BLD DATE	09/27/2021	FRLH	LGL DATE		
XF DATE	09/27/2021	FRLH	LAND DATE	09/27/2021	FRLH
INC DATE			AG DATE		

WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	323,756
TOTAL MARKET OB/XF VALUE	16,383
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	395,139
SOH/AGL Deduction	83,783
ASSESSED VALUE	311,356
TOTAL EXEMPTION VALUE	HX HB 50,000
BASE TAXABLE VALUE	261,356
TOTAL JUST VALUE	395,139
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	311,332

5 YR PRCL CK, DEMO XFOB

CORRECTION MADE TO LAND USE; DELETED VACANT

PU SFD; XFOB; CO 5/19/2021

ADDRESS ADDED PER PERMIT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000126	SFD-CO	0	11/02/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1211/0865	5/27/2021	WD	Q	I	01	365,600
GRANTOR: PAFFORD PROPERTIES &						
GRANTEE: COE MATTHEW T & KRI						
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] W24 FSP=[YR=2021] W13 PTO=[YR=2021] N3 W3 S3 E3$ W6 S15 E11 N3 N2 E2 E6 N10$ S10 W6 W2 S2 S3 W11 N15 W19 S25 W1 S12 E1 S13 E12 FOP=[YR=2021] S2 E31 N2 W1 N5 W29 S5 W1$ E1 N5 E29 FGR=[YR=2021] S5 E20 N21 W20 S16$ N16 E20 N29$.

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	1,590.00	SF	6.00	6.00	100	2021	2021	3	93	8,872	
2	0211	CONCRETE W	0	100	40	4	160.00	SF	6.00	6.00	100	2021	2021	3	93	893	
3	0211	CONCRETE W	0	100	8	5	40.00	SF	6.00	6.00	100	2021	2021	3	93	223	
5	0955	PRIVACY FE	0	100	0	0	435.00	LF	15.00	15.00	100	2021	2021	3	98	6,395	
6	0700	PORT BLDG	0	100	10	16	160.00	SF	0.00	0.00	100	2021	2021	3	96	0	

LAND DESCRIPTION

TOTAL OB/XF 16,383

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 06/07/2024 BY Nwatts Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 04/22/2026 BY SYS