

HIDDEN MEADOWS LOT 13 BLK G
 OR 619 P 821 OR 697 P 542
 OR 959 P 122 OR 977 P 432

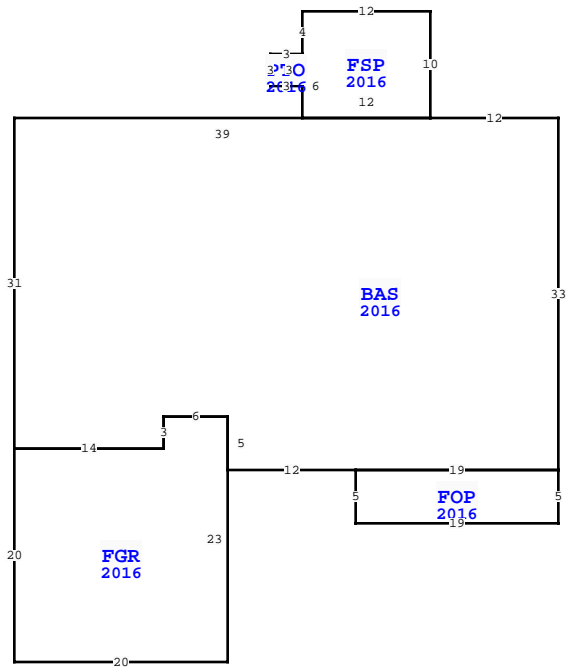
PHELPS MICHAEL WAYNE/WANG XIN
 838 PINEY VILLAGE LOOP
 TALLAHASSEE, FL 32311

2024

00-00-053-317-09901-G13

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 50				
14	CARPET 50				
13	HEAT PUMP 100				
13	HEAT PUMP 100				
3	100				
2	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	1,625	100	2016	1,625	182,408
FGR	418	50	2016	209	23,460
FOP	95	30	2016	28	3,143
FSP	120	55	2016	66	7,408
PTO	9	5	2016	0	0
TOTALS	2,267			1,928	216,420

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,928	115.5000	120.70	232,710	2016	2016	0	0	7.00	93.00		
1 SINGLE FAM 0% - 0 Heated Area: 1625 HX Base Yr													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		216,420	
TOTAL MARKET OB/XF VALUE		7,737	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		279,157	
SOH/AGL Deduction		41,102	
ASSESSED VALUE		238,055	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		238,055	
TOTAL JUST VALUE		279,157	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		216,414	
5 YR PRCL CK, N/C			
5 YR PRCL CH,N/C FRFR			
DR501R TO LEON FOR PHELPS			
RCDV DR501T FOR PORT INFO FOR PHELPS, EMLD			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
16000514	SFD-CO	0	06/02/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1016/0270	11/01/2016	WD Q	Q	I	01	194,900
GRANTOR: PAFFORD PROPERTIES &						
GRANTEE: PHELPS MICHAEL WAYN						
0979/0354	8/27/2015	WD U	V	12		830,700
GRANTOR: SBN III REO FL LLC						
GRANTEE: PAFFORD PROPERTIES						

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			6.00	100	2016	2016	3	72	6,735	
2	0211	CONCRETE W	0	58	4			6.00	100	2016	2016	3	72	1,002	

BLD DATE		05/25/2021	FRFR	LGL DATE	05/25/2021	FRFR
XF DATE		05/25/2021	FRFR	LAND DATE		05/25/2021
INC DATE				AG DATE		

BUILDING NOTES	
52 WHIRLWIND TRL, CRAWFORDVILLE	

BUILDING DIMENSIONS	
BAS=[YR=2016] W12 FSP=[YR=2016] N10 W12 S4 PTO=[YR=2016] W3 S3 E3 N3\$ S6 E12\$ W39 S31 FGR=[YR=2016] S20 E20 N23 W6 S3 W14\$ E14 N3 E6 S5 E12 FOP=[YR=2016] S5 E19 N5 W19\$ E19 N33 \$.	

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	DPHT 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							