

HIDDEN MEADOWS LOT 14 BLK G
 OR 619 P 821 OR 697 P 542
 OR 959 P 122 OR 977 P 432

STEPHENS ERIC/STEPHENS JENNIFER
 44 WHIRLWIND TRL
 CRAWFORDVILLE, FL 32327

2024

00-00-053-317-09901-G14

ELEMENT		CD	CONSTRUCTION		
Foundation	02		CONCR SLAB 100		
Frame	02		WOOD FRAME 100		
Exterior Wall	05		HARDIE BRD 90		
Exterior Wall	18		CEMENT BRK 10		
Roof Structur	03		GABLE/HIP 100		
Roof Cover	03		COMP SHNGL 100		
Interior Wall	05		DRYWALL 100		
Interior Floo	10		LAMINATED 50		
Interior Floo	14		CARPET 50		
Heating Type	13		HEAT PUMP 100		
Air Condition	13		HEAT PUMP 100		
Bedrooms			4 100		
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	1,992	100	2016	1,992	219,343
FGR	400	50	2016	200	22,022
FOP	30	30	2016	9	991
FSP	160	55	2016	88	9,690
PTO	9	5	2016	0	0
TOTALS	2,591			2,289	252,047

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2022								
				Heated Area: 1992			HX Base Yr 2022				

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION BY				STANDARD	
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE				252,047	
TOTAL MARKET OB/XF VALUE				14,044	
TOTAL LAND VALUE - MARKET				55,000	
TOTAL MARKET VALUE				321,091	
SOH/AGL Deduction				67,037	
ASSESSED VALUE				254,054	
TOTAL EXEMPTION VALUE				50,000	
BASE TAXABLE VALUE				204,054	
TOTAL JUST VALUE				321,091	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				251,526	
5 YR PRCL CK, N/C					
PU XFOB LN 3					
5YR PRCL CH-CHGS TO BE KEYED AT LATER DATE.					
ADD HX FOR 2019-LEWIS-KROODSMA					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
16000357	SFD-CO	0	04/28/2016		
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE
1236/0563	10/29/2021	WD Q	Q I	01	310,000
GRANTOR: LEWIS-KROODSMA COURT					
GRANTEE: STEPHENS ERIC & JEN					
1081/0368	8/01/2018	WD Q	I	01	260,000
GRANTOR: LOCKLEAR CASSIDY JOE					
GRANTEE: LEWIS-KROODSMA COUR					
BUILDING NOTES					
BUILDING DIMENSIONS					
BAS=[YR=2016] W28 FSP=[YR=2016] N10 W16 S4 PTO=[YR=2016] W3 S3 E3 N3\$ S6 E16\$ W28 S37 FGR=[YR=2016] S20 E20 N20 W20\$ E24 N6 E11 FOP=[YR=2016] S6 E5 N6 W5\$ E5 S7 E16 N38\$.					

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	0	0			1,559.00	SF	6.00	6.00	100	2016	2016	3	72	6,735	
2	0211	CONCRETE W	0	100	66	4			264.00	SF	6.00	6.00	100	2016	2016	3	72	1,140	
3	0955	PRIVACY FE	0	100	0	0			424.00	LF	15.00	15.00	100	2020	2020	3	97	6,169	

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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							