

HIDDEN MEADOWS LOT 5 BLK H
 OR 619 P 821 OR 697 P 542
 OR 959 P 122 OR 977 P 432

MICHAELS MEGAN NICOLE/MICHAELS JORDAN SHEDD
 477 TILLIS LN
 CRAWFORDVILLE, FL 32327

2024

00-00-053-317-09901-H05

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 90				
11	AVERAGE 10				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
12	HARDWOOD 60				
14	CARPET 40				
09	9 FT 100				
13	HEAT PUMP 100				
13	HEAT PUMP 100				
	4 100				
	2 100				
1.1	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	1,643	100	2017	1,643	190,442
FGR	416	50	2017	208	24,109
FOP	85	30	2017	26	3,014
FSP	120	55	2017	66	7,650
PTO	250	5	2022	12	1,391
TOTALS	2,514			1,955	226,607

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,955	118.0000	123.31	241,071	2017	2017	0	0	6.00	94.00	
1 SINGLE FAM 100% - 2023			Heated Area: 1643			HX Base Yr 2023						
BLD DATE	07/26/2017	FRSR	LGL DATE	02/04/2020	JB							
XF DATE	07/26/2017	FRSR	LAND DATE									
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				226,607		
TOTAL MARKET OB/XF VALUE				10,091		
TOTAL LAND VALUE - MARKET				55,000		
TOTAL MARKET VALUE				291,698		
SOH/AGL Deduction				57,952		
ASSESSED VALUE				233,746		
TOTAL EXEMPTION VALUE				50,000		
BASE TAXABLE VALUE				183,746		
TOTAL JUST VALUE				291,698		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				226,938		
5 YR PRCL CK, N/C						
FR 5YR PRCL CK - PU NEW TRAVERSE & NEW XFOB						
COA PER ACCURINT C/O JEFFERY ROBINSON						
TRIM RETURNED						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
17000304	SFD-CO	0	03/09/2017			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1270/0856	6/24/2022	WD Q	Q	I	01	302,500
GRANTOR: ROBINSON JEFFERY J						
GRANTEE: MICHAELS MEGAN NICO						
1120/0687	7/26/2019	WD Q	Q	I	01	229,500
GRANTOR: LEGER BRIAN J & RHOND						
GRANTEE: ROBINSON JEFFERY J						
BUILDING NOTES						
BUILDING DIMENSIONS						
PTO=[YR=2022] W25 S10 E25 BAS=[YR=2017] W25 FSP=[YR=2017] N10 W12 S10 E12\$ W34 S31 E3 FOP=[YR=2017] S5 E17 N5 W17\$ E30 FGR=[YR=2017] S16 E20 N20 W12 N2 W8 S6\$ N6 E8 S2 E12 N11 E6 N16\$ N10\$.						

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			6.00	100	2017	2017	3	76	6,553		
2	0211	CONCRETE W	0	100	58	4			6.00	100	2017	2017	3	76	1,058		
3	0955	PRIVACY FE	0	100	0	0			15.00	100	2022	2022	3	99	2,480		
TOTAL OB/XF													10,091				

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								