

HIDDEN MEADOWS LOT 6 BLK H  
 OR 619 P 821 OR 697 P 542  
 OR 959 P 122 OR 977 P 432

WARREN JOHNNY JR/WARREN TORIA  
 469 TILLIS LANE  
 CRAWFORDVILLE, FL 32327

**2024**

00-00-053-317-09901-H06

BUILDING CHARACTERISTICS					
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 Floor	11	CLAY TILE 50			
Interior Floor	14	CARPET 50			
Heating Type	13	HEAT PUMP 100			
Air Condition	13	HEAT PUMP 100			
Bedrooms		5 100			
Bathrooms		3 100			
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	2,431	100	2020	2,431	301,856
FGR	462	50	2020	231	28,683
FOP	160	30	2020	48	5,960
FSP	280	55	2020	154	19,123
PTO	280	5	2020	14	1,738
TOTALS	3,613			2,878	357,361

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%	- 2021								
Heated Area: 2431						HX Base Yr 2021					
BLD DATE	06/10/2020		FRSR	LGL DATE	06/10/2020		FRSR	LAND DATE	06/10/2020		
XF DATE	06/10/2020		FRSR	AG DATE							
INC DATE											

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			370,538
TOTAL MARKET OB/XF VALUE			15,319
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			440,857
SOH/AGL Deduction			162,789
ASSESSED VALUE			278,068
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			228,068
TOTAL JUST VALUE			440,857
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			344,396
5 YR PRCL CK, PU XFOB			
2020 VALUES/11586-05B/2021			
ADD HX & PORT FOR 2021-WARREN PORTED			
PU BLDG CARD 2			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000008	SFD-CO	0	01/15/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1153/0763	5/22/2020	WD Q	Q	I	01	345,900
GRANTOR: SOUTHERN CONSTRUCTION						
GRANTEE: WARREN JOHNNY JR &						
1123/0268	8/30/2019	WD Q	Q	V	05	213,000
GRANTOR: PAFFORD PROPERTIES &						
GRANTEE: SOUTHERN CONSTRUCTI						

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	1,575.00	SF	6.00	6.00	100	2020	2020	3	89	8,411	
2	0211	CONCRETE W	0	100	2	8.00	SF	6.00	6.00	100	2020	2020	3	89	43	
3	0956	PRIVACY FE	0	100	0	406.00	LF	19.00	19.00	100	2020	2020	3	89	6,865	
4	0060	DECK WOOD	0	100	10	0.00	SF	5.00	5.00	100	2024	2023		100	0	

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2020] W14 PTO=[YR=2020] N10 W28 S10 E28\$									
FSP=[YR=2020] W28 S10 E28 N10\$ S10 W28 N13 W27 S34									
FGR=[YR=2020] S20 E21 N11 E5 N8 W3 N1 W23\$ E23 S1 E3 S12									
POP=[YR=2020] S5 E29 N5 W12 N3 W5 S3 W12\$ E12 N3 E5 S3 E12									
N4 E14 N40\$.									

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							

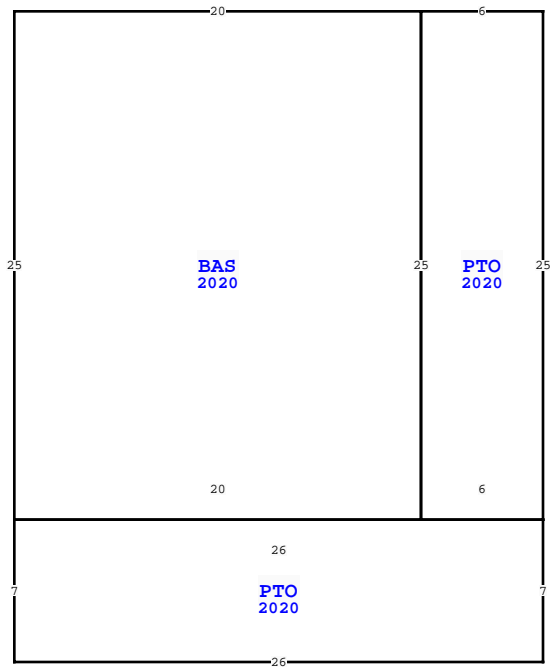
HIDDEN MEADOWS LOT 6 BLK H  
 OR 619 P 821 OR 697 P 542  
 OR 959 P 122 OR 977 P 432

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 469 TILLIS LANE  
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**2024**

00-00-053-317-09901-H06  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR	SLAB 100
Frame	05	STEEL	100
Exterior Wall	27	PREFIN	MTL 100
Roof Structur	03	GABLE	HIP 100
Roof Cover	12	MODULAR	MT 100
Interior Wall	07	NONE	100
Interior Floo	03	CONC	FINSH 100
Heating Type	01	NONE	100
Air Condition	01	NONE	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
BAS	500	100	2020
PTO	150	5	2020
PTO	182	5	2020
TOTALS	832		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	SFR	UFGR	100%	- 2021	Heated Area: 500					HX Base Yr	2021
											
TOTALS	832			517	13,177						

WAKULLA COUNTY PROPERTY				PAGE 2 of 2	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				370,538	
TOTAL MARKET OB/XF VALUE				15,319	
TOTAL LAND VALUE - MARKET				55,000	
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ASSESSED VALUE				278,068	
TOTAL EXEMPTION VALUE				HX HB 50,000	
BASE TAXABLE VALUE				228,068	
TOTAL JUST VALUE				440,857	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				344,396	
5 YR PRCL CH, PU XFOB LN 1-3, PU NEW SFD					
5 YR PRCL CH, N/C					
ADD ST. NAME					
5 YR PRCL CK N/C					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I /	RSN CD	SALE PRICE
1153/0763	5/22/2020	WD Q	Q I	01	345,900
GRANTOR: SOUTHERN CONSTRUCTION					
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1123/0268	8/30/2019	WD Q	V	05	213,000
GRANTOR: PAFFORD PROPERTIES &					
GRANTEE: SOUTHERN CONSTRUCTI					
BUILDING NOTES					
BUILDING DIMENSIONS					
BAS=[YR=2020;ORIG=-6,0] W20 S25 E20 N25 \$					
PTO=[YR=2020;ORIG=-26,25] S7 E26 N7 W26 \$					
PTO=[YR=2020;ORIG=0,0] W6 S25 E6 N25 \$					

EXTRA FEATURES												469 TILLIS LN, CRAWFORDVILLE				
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

LAND DESCRIPTION												TOTAL OB/XF												0				
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				