

HIDDEN MEADOWS LOT 8 BLK H
 OR 619 P 821 OR 697 P 542
 OR 959 P 122 OR 977 P 432

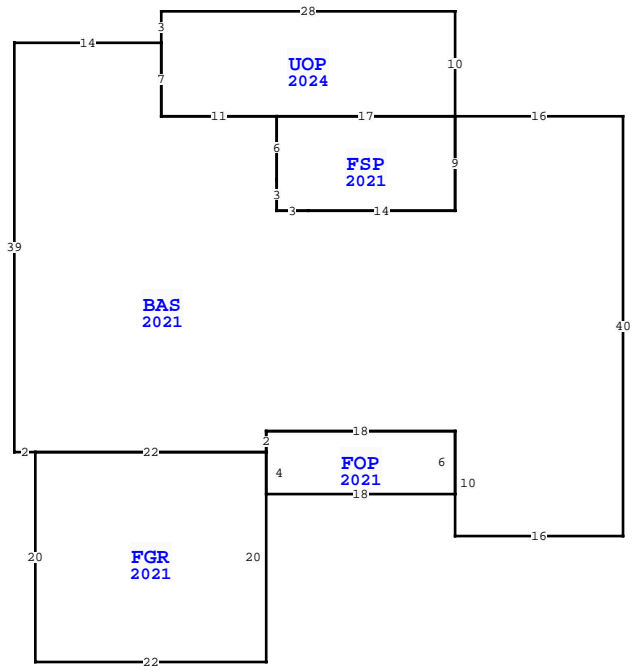
GEIGER BRANDON/ORTIZ AMANDA
 459 TILLIS LANE
 CRAWFORDVILLE, FL 32327

2024

00-00-053-317-09901-H08

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				
11	CLAY TILE 50				
14	CARPET 50				
13	HEAT PUMP 100				
13	HEAT PUMP 100				
	4 100				
	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	1,893	100	2021	1,893	237,477
FGR	440	50	2021	220	27,599
FOP	108	30	2021	32	4,014
FSP	153	55	2021	84	10,538
UOP	280	20	2024	56	7,026
TOTALS	2,874			2,285	286,653

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,285	122.5000	128.01	292,503	2021	2021	0	0	2.00	98.00
1 SINGLE FAM 100% - 2022 Heated Area: 1893 HX Base Yr 2022											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		286,653	
TOTAL MARKET OB/XF VALUE		13,253	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		354,906	
SOH/AGL Deduction		73,897	
ASSESSED VALUE		281,009	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		231,009	
TOTAL JUST VALUE		354,906	
NCON VALUE		9,479	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		272,193	
5 YR PRCL CK, N/C			
FR PRMT CK 10/24/23, PU NEW TRV.			
FR PRMT CK 5/26/23, PU XFOBS.			
CORRECTED FOOTAGE ON XFOB			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001205	SHED-CC	0	12/14/2022
20000948	SFD-CO	0	10/14/2020
B23-000780	PORCH-CC		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1191/0246	1/29/2021	WD Q	Q	I	01	285,000
GRANTOR: GOLDEN CONSTRUCTION C						
GRANTEE: GEIGER BRANDON & OR						
1123/0255	8/30/2019	WD Q	Q	V	05	420,000
GRANTOR: PAFFORD PROPERTIES &						
GRANTEE: GOLDEN CONSTRUCTION						

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	1,663.00	SF	6.00	6.00	100	2021	2021	3	93	9,280	
2	0211	CONCRETE W	0	100	68	272.00	SF	6.00	6.00	100	2021	2021	3	93	1,518	
3	0955	PRIVACY FE	0	100	0	167.00	LF	15.00	15.00	100	2024	2021	AV	98	2,455	
4	0700	PORT BLDG	0	100	10	120.00	SF	0.00	0.00	100	2024	2023	AV	98	0	

BLD DATE		02/02/2021	FRLH	LGL DATE	02/02/2021	FRLH
XF DATE		02/02/2021	FRLH	LAND DATE	02/02/2021	FRLH
INC DATE				AG DATE		

BUILDING NOTES	
BAS=[YR=2021;ORIG=0,0] W16 S9 W14 W3 N3 N6 W11 N7 W14 S39 E2 E22 N2 E18 S10 E16 N40 \$	
FGR=[YR=2021;ORIG=-56,32] S20 E22 N20 W22 \$	
FSP=[YR=2021;ORIG=-16,0] W17 S6 S3 E3 E14 N9 \$	
FOP=[YR=2021;ORIG=-34,32] S4 E18 N6 W18 S2 \$	
UOP=[YR=2024;ORIG=-16,0] N10 W28 S3 S7 E11 E17 \$	

LAND DESCRIPTION																								
TOTAL OB/XF 13,253																								
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							