

HIDDEN MEADOWS LOT 9 BLK H
 OR 619 P 821 OR 697 P 542
 OR 959 P 122 OR 977 P 432

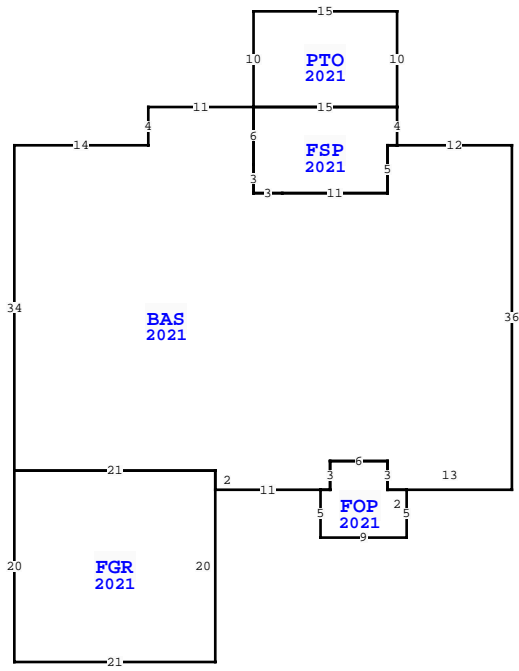
SANCHEZ MARSHA ADAIRE
 453 TILLIS LANE
 CRAWFORDVILLE, FL 32327

2024

00-00-053-317-09901-H09

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 50				
14	CARPET 50				
13	HEAT PUMP 100				
13	HEAT PUMP 100				
	Bedrooms	3	100		
	Bathrooms	2	100		
	Story Height	0	100		
1.	1. 100				
	Units	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	1,786	100	2021	1,786	211,067
FGR	420	50	2021	210	24,818
FOP	63	30	2021	19	2,245
FSP	130	55	2021	72	8,508
PTO	150	5	2021	8	946
TOTALS	2,549			2,095	247,583

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		252,636	2021	2021	0	0	2.00	98.00	
Heated Area: 1786 HX Base Yr 2022												



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		247,583	
TOTAL MARKET OB/XF VALUE		12,731	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		315,314	
SOH/AGL Deduction		68,510	
ASSESSED VALUE		246,804	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		196,804	
TOTAL JUST VALUE		315,314	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		246,523	
5 YR PRCL CK, N/C			
FR PRMT CK, PU XFOBS. CC 11/2022			
PU SFD; XFOB PWR 2-26-21; CO 4-1-2021			
ADDRESS ADDED PER PERMIT			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000198	SOLAR PANELS-CC	0	08/03/2022
20001001	SFD-CO	0	10/23/2020
20000125	SFD	0	10/20/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1201/0358	4/01/2021	WD Q	Q	I	01	278,000
GRANTOR: GOLDEN CONSTRUCTION C						
GRANTEE: SANCHEZ MARSHA ADAI						
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	1,633.00	SF	6.00	6.00	100	2021	2021	3	93	9,112	
2	0211	CONCRETE W	0	100	61	4	SF	6.00	6.00	100	2021	2021	3	93	1,362	
3	0955	PRIVACY FE	0	100	0	152.00	LF	15.00	15.00	100	2022	2022	3	99	2,257	
4	1450	SOLAR PANE	0	100	0	17.00	UT	0.00	0.00	100	2022	2022	3	97	0	

BUILDING NOTES			
453 TILLIS LN, CRAWFORDVILLE			

BUILDING DIMENSIONS												
BAS=[YR=2021] W12 FSP=[YR=2021] N4 PTO=[YR=2021] N10 W15 S10 E15\$ W15 S6 S3 E3 E11 N5 E1\$ W1 S5 W11 W3 N3 N6 W11 S4 W14 S34 FGR=[YR=2021] S20 E21 N20 W21\$ E21 S2 E11 FOP=[YR=2021] S5 E9 N5 W2 N3 W6 S3 W1\$ E1 N3 E6 S3 E13 N36\$.												

LAND DESCRIPTION																								
TOTAL OB/XF 12,731																								
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							