

HIDDEN MEADOWS LOT 13 BLK H
 OR 619 P 821 OR 697 P 542
 OR 959 P 122 OR 977 P 432

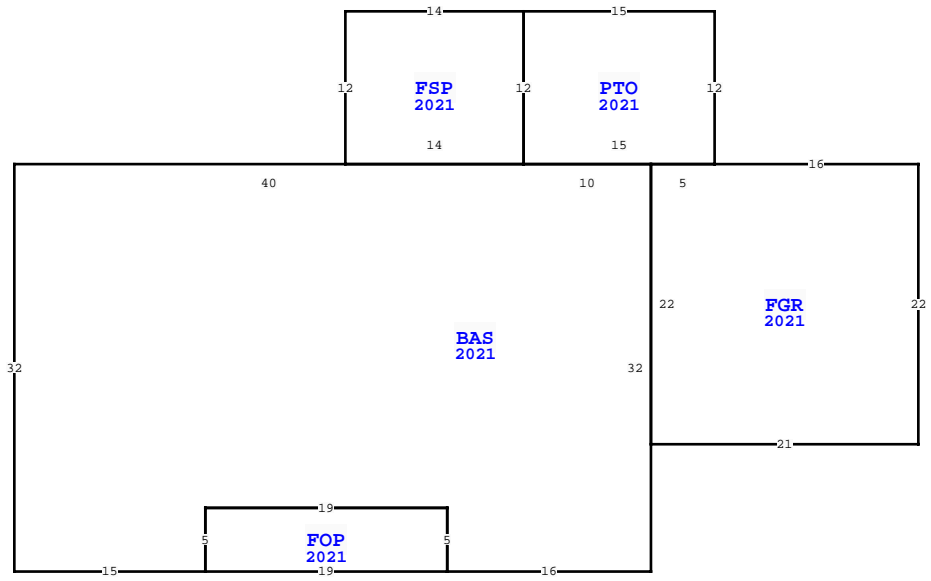
FREEMAN AMANDA
 427 TILLIS LANE
 CRAWFORDVILLE, FL 32327

2024

00-00-053-317-09901-H13

ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	90	
Exterior Wall	11	AVERAGE		10	
Roof Structur	03	GABLE/HIP		100	
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL		100	
Interior Floo	07	VYL	PLANK	100	
Heating Type	13	HEAT	PUMP	100	
Air Condition	13	HEAT	PUMP	100	
Bedrooms				3	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	1,505	100	2021	1,505	172,475
FGR	462	50	2021	231	26,473
FOP	95	30	2021	28	3,209
FSP	168	55	2021	92	10,543
PTO	180	5	2021	9	1,031
TOTALS	2,410			1,865	213,731

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	1,865	111.9000	116.94	218,093	2021	2021	0	0	0	2.00	98.00		
1 SINGLE FAM 100% - 2022 Heated Area: 1505 HX Base Yr 2022														



WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				213,731		
TOTAL MARKET OB/XF VALUE				14,515		
TOTAL LAND VALUE - MARKET				55,000		
TOTAL MARKET VALUE				283,246		
SOH/AGL Deduction				62,389		
ASSESSED VALUE				220,857		
TOTAL EXEMPTION VALUE				HX HB 50,000		
BASE TAXABLE VALUE				170,857		
TOTAL JUST VALUE				283,246		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				220,179		
DC OR 1377 P 698 - RICHARD TRACY IVISON - DOD 03/2						
ADS INSP 6-6-24						
PU SFD; XFOB PWR 2-20-21; CO 2/24/21						
ADDRESS ADDED PER PERMIT						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
20000962	SFD-CO	0	10/20/2020			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1195/0217	2/26/2021	WD	Q	I	01	255,200
GRANTOR: SOUTHERN CONSTRUCTION						
GRANTEE: FREEMAN AMANDA & IV						
1123/0268	8/30/2019	WD	Q	V	05	213,000
GRANTOR: PAFFORD PROPERTIES &						
GRANTEE: SOUTHERN CONSTRUCTI						
BUILDING NOTES						
BUILDING DIMENSIONS						
FGR=[YR=2021] W16 PTO=[YR=2021] N12 W15 S12 E15\$ W5						
BAS=[YR=2021] W10 FSP=[YR=2021] N12 W14 S12 E14\$ W40 S32 E15						
FOP=[YR=2021] E19 N5 W19 S5\$ N5 E19 S5 E16 N32\$ S22 E21 N22 \$.						

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	1,295.00	SF	6.00	6.00	100	2021	2021	3	93	7,226	
2	0211	CONCRETE W	0	100	32	4	128.00	SF	6.00	6.00	100	2021	2021	3	93	714	
3	0955	PRIVACY FE	0	100	0	0	434.00	LF	15.00	15.00	100	2021	2021	3	98	6,380	
4	0211	CONCRETE W	0	100	7	5	35.00	SF	6.00	6.00	100	2021	2021	3	93	195	

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										