

HIDDEN MEADOWS LOT 16 BLK H
 OR 619 P 821 OR 697 P 542
 OR 959 P 122 OR 977 P 432

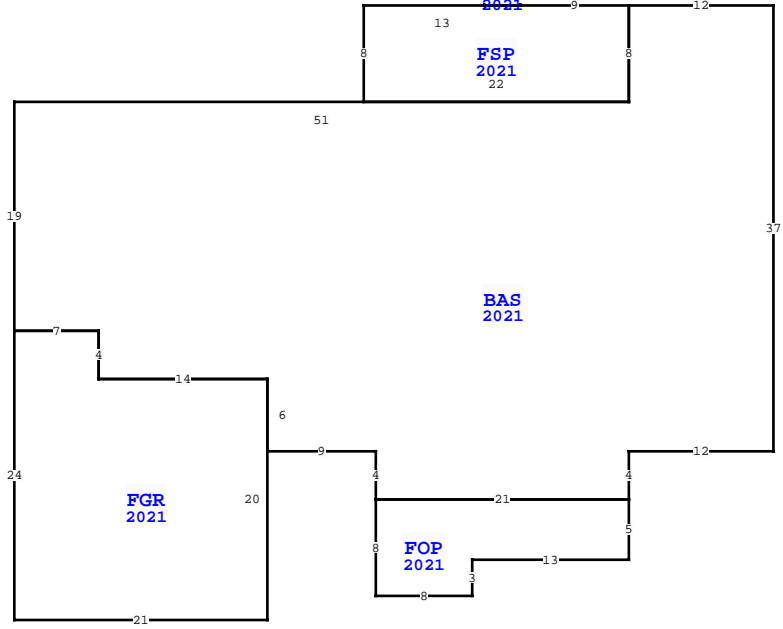
RAUSCH CORTNEY P
 403 TILLIS LN
 CRAWFORDVILLE, FL 32327-0287

2024

00-00-053-317-09901-H16

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 90				
11	CLAY TILE 10				
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	1,853	100	2021	1,853	224,105
FGR	448	50	2021	224	27,091
FOP	129	30	2021	39	4,717
FSP	176	55	2021	97	11,732
PTO	9	5	2021	0	0
TOTALS	2,615			2,213	267,644

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,213	118.1000	123.41	273,106	2021	2021	0	0	2.00	98.00		
1 SINGLE FAM 100% - 2022 Heated Area: 1853 HX Base Yr 2022													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		267,644	
TOTAL MARKET OB/XF VALUE		16,147	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		338,791	
SOH/AGL Deduction		71,928	
ASSESSED VALUE		266,863	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		216,863	
TOTAL JUST VALUE		338,791	
NCON VALUE		4,440	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		262,213	
5 YR PRCL CK, PU XFOB			
PU SFD; XFOB; CO 9/7/2021			
COA PER NCOA REPORT			
5 YR PRCL CH, N/C			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000032	SFD-CO	0	04/06/2021
18000045	SFD-CO	0	08/16/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1228/0798	9/16/2021	WD	U	V	11	100
GRANTOR: PAFFORD PROPERTIES &						
GRANTEE: RAUSCH CORTNEY P						
0979/0354	8/27/2015	WD	U	V	12	830,700
GRANTOR: SBN III REO FL LLC						
GRANTEE: PAFFORD PROPERTIES						

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	2,010.00	UT	6.00	6.00	100	2021	2021	3	93	11,216	
2	0211	CONCRETE W	0	100	22	88.00	SF	6.00	6.00	100	2021	2021	3	93	491	
3	0955	PRIVACY FE	0	100	0	296.00	LF	15.00	15.00	100	2024	2023		100	4,440	

BUILDING NOTES			
403 TILLIS LN, CRAWFORDVILLE			

BUILDING DIMENSIONS			
BAS=[YR=2021] W12 FSP=[YR=2021] W9 PTO=[YR=2021] N3 W3 S3 E3\$ W13 S8 E22 N8\$ S8 W51 S19 FGR=[YR=2021] S24 E21 N20 W14 N4 W7\$ E7 S4 E14 S6 E9 S4 FOP=[YR=2021] S8 E8 N3 E13 N5 W21\$ E21 N4 E12 N37\$.			

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							