

HIDDEN MEADOWS LOT 24 BLK H  
 OR 619 P 821 OR 697 P 542  
 OR 959 P 122 OR 977 P 432

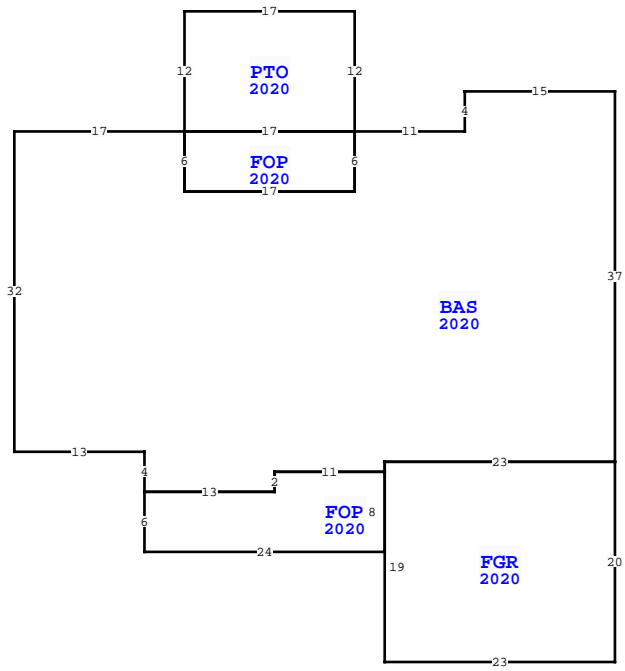
DEKONING KEVIN JOHN/CASWELL DANA RAYDELL  
 309 TILLIS LANE  
 CRAWFORDVILLE, FL 32327

**2024**

00-00-053-317-09901-H24

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				
07	VYL PLANK 50				
14	CARPET 50				
13	HEAT PUMP 100				
13	HEAT PUMP 100				
	Bedrooms	4	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	1,975	100	2020	1,975	227,017
FGR	460	50	2020	230	26,437
FOP	102	30	2020	31	3,564
FOP	166	30	2020	50	5,747
PTO	204	5	2020	10	1,149
TOTALS	2,907			2,296	263,914

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,296	113.4000	118.50	272,076	2020	2020	0	0	3.00	97.00	
1 SINGLE FAM 100% - 2021 Heated Area: 1975 HX Base Yr 2021												



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		263,914	
TOTAL MARKET OB/XF VALUE		13,670	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		332,584	
SOH/AGL Deduction		69,369	
ASSESSED VALUE		263,215	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		213,215	
TOTAL JUST VALUE		332,584	
NCON VALUE		2,368	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		253,051	
5 YR PRCL CK, PU XFOBS			
XFOB 1450 PU BY PRMT NO INSP LW			
ADD PORT FOR 2021-CASWELL			
ADD ST.NAME PENDING PORT FROM GADSDEN			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23-001226	DECK		11/30/2023
OBN23-00022	SOLAR PANELS-CC	0	07/06/2023
20000026	SFD-CO	0	01/21/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1170/0497	9/25/2020	WD Q	Q	I	01	278,700
GRANTOR: HARTSFIELD CONSTRUCTI						
GRANTEE: DEKONING KEVIN JOHN						
1119/0325	7/26/2019	WD Q	Q	V	05	180,000
GRANTOR: PAFFORD PROPERTIES &						
GRANTEE: HARTSFIELD CONSTRUC						

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	0	883.00	SF	6.00	6.00	100	2020	2020	3	89	4,715	
2	0211	CONCRETE W	0	100	22	5	110.00	SF	6.00	6.00	100	2020	2020	3	89	587	
3	1450	SOLAR PANE	0	100	0	0	24.00	UT	0.00	0.00	100	2024	2023		100	0	
4	0955	PRIVACY FE	0	100	400	0	400.00	LF	15.00	15.00	100	2024	2023		100	6,000	
5	0700	PORT BLDG	0	100	0	0	2.00	SF	0.00	0.00	100	2024	2023		98	0	
6	0060	DECK WOOD	0	100	16	20	320.00	SF	5.00	5.00	100	2024	2023		100	1,600	
7	0620	WOOD UTL B	0	100	16	8	128.00	SF	6.00	6.00	100	2024	2023		100	768	

TOTAL OB/XF												
13,670												

BUILDING NOTES												
BAS=[YR=2020] W15 S4 W11 PTO=[YR=2020] N12 W17 S12 E17\$												
FOP=[YR=2020] W17 S6 E17 N6\$ S6 W17 N6 W17 S32 E13 S4												
FOP=[YR=2020] S6 E24 N8 W11 S2 W13\$ E13 N2 E11 FGR=[YR=2020] S19 E23 N20 W23 S1\$ N1 E23 N37\$.												

LAND DESCRIPTION																								
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							

BUILDING DIMENSIONS												
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