

HIDDEN MEADOWS LOT 33 BLK H
 OR 619 P 821 OR 697 P 542
 OR 959 P 122 OR 977 P 432

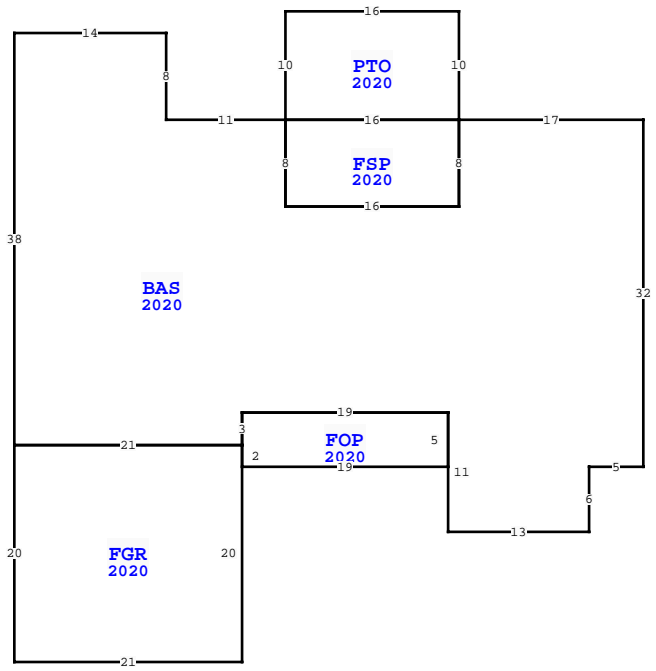
BASS SHANNON MICHELLE/BASS ROBERT
 261 TILLIS LN
 CRAWFORDVILLE, FL 32327

2024

00-00-053-317-09901-H33

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				
09	9 FT 100				
13	HEAT PUMP 100				
13	HEAT PUMP 100				
	4 100				
	3 100				
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	1,781	100	2020	1,781	217,899
FGR	420	50	2020	210	25,692
FOP	95	30	2020	28	3,426
FSP	128	55	2020	70	8,564
PTO	160	5	2020	8	979
TOTALS	2,584			2,097	256,560

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,097	120.7000	126.13	264,495	2020	2020	0	0	3.00	97.00
1 SINGLE FAM 100% - 2023 Heated Area: 1781 HX Base Yr 2023											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		256,560	
TOTAL MARKET OB/XF VALUE		10,156	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		321,716	
SOH/AGL Deduction		18,591	
ASSESSED VALUE		303,125	
TOTAL EXEMPTION VALUE		HX HB VX 55,000	
BASE TAXABLE VALUE		248,125	
TOTAL JUST VALUE		321,716	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		290,175	
5 YR PRCK CK, PU XFOB			
5 YR PRCL CH, PU NEW SFD & XFOB LN 1-2			
5 YR PRCL CH, N/C			
ADD ST. NAME			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001467	SFD-CO	0	11/07/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1288/0073	10/14/2022	WD	Q	I	01	360,000
GRANTOR: GINYARD JUDY M						
GRANTEE: BASS SHANNON MICHEL						
1154/0551	6/05/2020	WD	Q	I	01	276,000
GRANTOR: SOUTHERN CONSTRUCTION						
GRANTEE: GINYARD JUDY M						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0210	CONCRETE D	0	100	0	0	951.00	SF	6.00	6.00	100
2	0211	CONCRETE W	0	100	39	4	156.00	SF	6.00	6.00	100
3	0955	PRIVACY FE	0	100	0	0	283.00	LF	15.00	15.00	100

TOTAL OB/XF											
10,156											
BLD DATE	05/29/2020	FRSR	LGL DATE	05/29/2020	FRSR						
XF DATE	05/29/2020	FRSR	LAND DATE	05/29/2020	FRSR						
INC DATE			AG DATE								

BUILDING NOTES						

BUILDING DIMENSIONS						
BAS=[YR=2020] W17 PTO=[YR=2020] N10 W16 S10 E16\$						
FSP=[YR=2020] W16 S8 E16 N8 \$ S8 W16 N8 W11 N8 W14 S38						
FGR=[YR=2020] S20 E21 N20 W21\$ E21 FOP=[YR=2020] S2 E19 N5						
W19 S3\$ N3 E19 S11 E13 N6 E5 N32\$.						

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100			0.00	0.00	1.00	LT	1.00