

HIDDEN MEADOWS LOT 34 BLK H  
 OR 619 P 821 OR 697 P 542  
 OR 959 P 122 OR 977 P 432

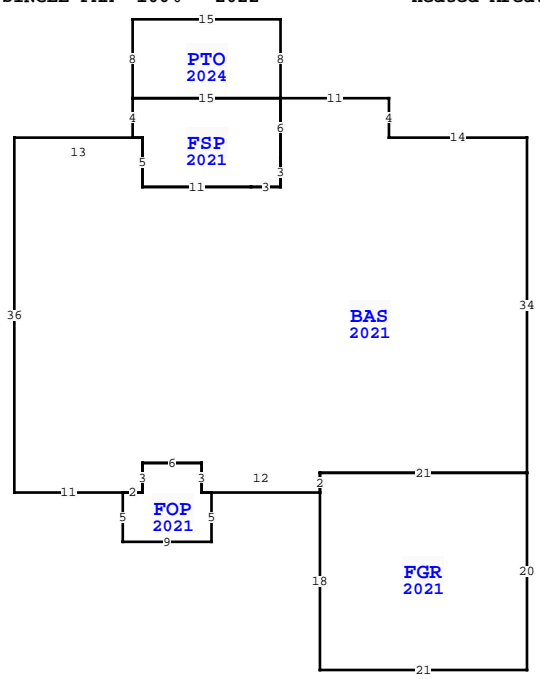
RHYNES GRETA D/RHYNES OSCAR JR  
 255 TILLIS LANE  
 CRAWFORDVILLE, FL 32327

**2024**

00-00-053-317-09901-H34

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
11	CLAY TILE 50				
14	CARPET 50				
13	HEAT PUMP 100				
13	HEAT PUMP 100				
	3 100				
	2 100				
	0 100				
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	1,786	100	2021	1,786	222,233
FGR	420	50	2021	210	26,131
FOP	63	30	2021	19	2,364
FSP	130	55	2021	72	8,959
PTO	120	5	2024	6	747
TOTALS	2,519			2,093	260,433

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,093	121.5000	126.97	265,748	2021	2021	0	0	2.00	98.00
1 SINGLE FAM 100% - 2022 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		260,433	
TOTAL MARKET OB/XF VALUE		12,481	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		327,914	
SOH/AGL Deduction		70,431	
ASSESSED VALUE		257,483	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		207,483	
TOTAL JUST VALUE		327,914	
NCON VALUE		3,552	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		253,717	
5 YR PRCL CK, PU XFOB CHG TRAV ADD PTO.			
PU SFD; XFOB PWR 12-30-2020; C0 01/26/2021			
5 YR PRCL CH, N/C			
ADD ST.NAME			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000754	SFD-CO	0	08/19/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1191/0491	1/29/2021	CR U	I	I	11	273,000
GRANTOR: GOLDEN CONSTRUCTION C						
GRANTEE: RHYNES GRETA D & OS						
1191/0355	1/29/2021	WD U	I	I	11	100
GRANTOR: GOLDEN CONSTRUCTION C						
GRANTEE: RHYNES GRETA D & OS						

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		1,490.00	SF	6.00	6.00	100	2021	2021	3	93	8,314	
2	0211	CONCRETE W	0	100	61	4		244.00	SF	6.00	6.00	100	2021	2021	3	93	1,362	
3	0955	PRIVACY FE	0	100	0	0		187.00	LF	15.00	15.00	100	2024	2023		100	2,805	

BUILDING NOTES											
BLD DATE 02/02/2021 FRLH LGL DATE 02/02/2021 FRLH											
XF DATE 02/02/2021 FRLH LAND DATE 02/02/2021 FRLH											
INC DATE AG DATE											
255 TILLIS LN, CRAWFORDVILLE											

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							