

HIDDEN MEADOWS LOT 2 BLK F
 OR 619 P 821 OR 697 P 542
 OR 959 P 122 OR 977 P 432

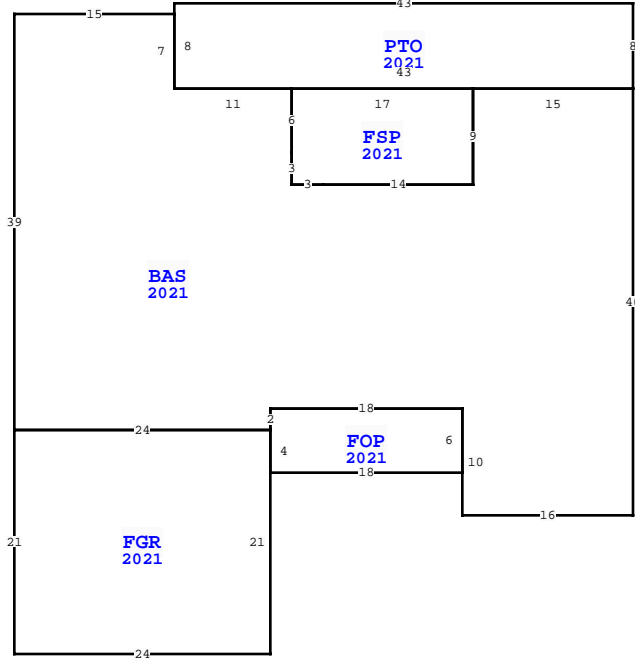
SELLNER MARYLIN
 237 CARRAWAY CUTOFF
 CRAWFORDVILLE, FL 32327

2024

00-00-053-317-09901-F02

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				
11	CLAY TILE 50				
14	CARPET 50				
13	HEAT PUMP 100				
13	HEAT PUMP 100				
	Bedrooms	4	100		
	Bathrooms	2	100		
	Story Height	0	100		
1.	Stories	1.	100		
	Units	0	100		
03	AVERAGE				
0100	SINGLE FAMILY				
3	MKT AREA		01		
317.00	NEIGHBORHOOD/LOC	1.10/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,900	100	2021	1,900	238,168
FGR	504	50	2021	252	31,588
FOP	108	30	2021	32	4,011
FSP	153	55	2021	84	10,529
PTO	344	5	2021	17	2,131
TOTALS	3,009			2,285	286,429

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,285	122.4000	127.91	292,274	2021	2021	0	0	0	2.00	98.00	
1 SINGLE FAM 0% - 2024 Heated Area: 1900 HX Base Yr													



WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				286,429		
TOTAL MARKET OB/XF VALUE				62,958		
TOTAL LAND VALUE - MARKET				55,000		
TOTAL MARKET VALUE				404,387		
SOH/AGL Deduction				0		
ASSESSED VALUE				404,387		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				404,387		
TOTAL JUST VALUE				404,387		
NCON VALUE				0		
INCOME VALUE				0		
PREVIOUS YEAR MKT VALUE				325,696		
05/1/24 DEED IS DEFECTIVE. PROPERTY REMAINS IN MAR						
5 YR PRCL CK, N/C						
22 PORT TO LEON - COE						
2022 HX APP						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
21000308	POLE BARN	0	04/01/2021			
21000215	SWIMMING POOL	0	03/17/2021			
20000888	SFD-CO	0	09/22/2020			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1358/0587	5/07/2024	QC	U	I	11	500
GRANTOR: SELLNER MARYLIN						
GRANTEE: TURNER AMANDA J						
1313/0891	5/19/2023	WD	Q	I	01	475,000
GRANTOR: PAFFORD AMY L						
GRANTEE: SELLNER MARYLIN						
BUILDING NOTES						
BUILDING DIMENSIONS						
PTO=[YR=2021] W43 S8 E43 BAS=[YR=2021] W15 FSP=[YR=2021] W17 S6 S3 E3 E14 N9\$ S9 W14 W3 N3 N6 W11 N7 W15 S39 FGR=[YR=2021] S21 E24 N21 W24\$ E24 FOP=[YR=2021] S4 E18 N6 W18 S2\$ N2 E18 S10 E16 N40\$ N8\$.						

EXTRA FEATURES														TOTAL OB/XF		62,958	
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	0	0	0	1,553.00	SF	6.00	6.00	100	2021	2021	3	93	8,666	
2	0211	CONCRETE W	0	0	72	4	288.00	SF	6.00	6.00	100	2021	2021	3	93	1,607	
3	0955	PRIVACY FE	0	0	0	0	323.00	LF	15.00	15.00	100	2021	2021	3	98	4,748	
4	0220	POOL VINYL	0	0	16	33	528.00	SF	60.00	60.00	100	2021	2021	3	93	29,462	
5	0211	CONCRETE W	0	0	0	0	911.00	SF	6.00	6.00	100	2021	2021	3	93	5,083	
6	0025	BARN, POLE	0	0	48	24	1,152.00	SF	12.50	12.50	100	2021	2021	3	93	13,392	

LAND DESCRIPTION														TOTAL OB/XF		62,958								
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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							