

HIDDEN MEADOWS LOT 6 BLK F  
 OR 619 P 821 OR 697 P 542  
 OR 959 P 122 OR 977 P 432

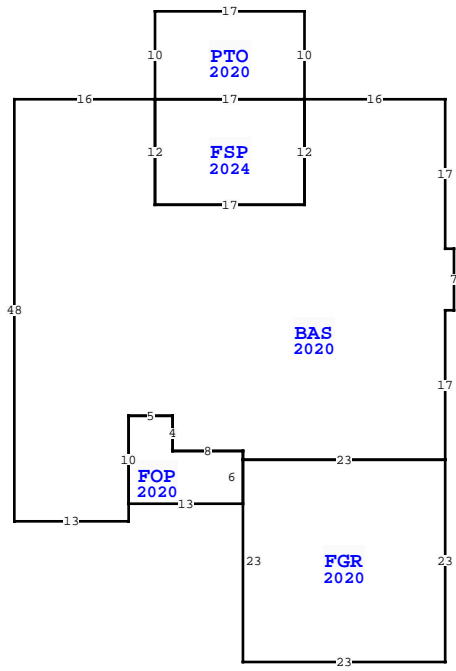
COLLIER BRANDI LAVONNE/SAILOR JAMILYA  
 45 MOSSY DRIVE  
 CRAWFORDVILLE, FL 32327

**2024**

00-00-053-317-09901-F06

BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Foundation	02	CONCR SLAB 100			
Frame	02	WOOD FRAME 100			
Exterior Wall	05	HARDIE BRD 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	10	LAMINATED 50			
Interior Floor	14	CARPET 50			
Heating Type	13	HEAT PUMP 100			
Air Condition	13	HEAT PUMP 100			
Bedrooms		4 100			
Bathrooms		2 100			
Story Height		0 100			
Stories	1.	1. 100			
Units		0 100			
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	3	MKT AREA 01			
NEIGHBORHOOD/LOC	317.00	1.10/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,870	100	2020	1,870	215,147
FGR	529	50	2020	264	30,374
FOP	98	30	2020	29	3,337
FSP	204	55	2024	112	12,885
PTO	170	5	2020	8	921
TOTALS	2,871			2,283	262,663

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,283	113.5000	118.61	270,787	2020	2020	0	0	3.00	97.00
1 SINGLE FAM 100% - 2021 Heated Area: 1870 HX Base Yr 2021											



WAKULLA COUNTY PROPERTY				
VALUATION SUMMARY			PAGE 1 of 1	
VALUATION BY		STANDARD		
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE		262,663		
TOTAL MARKET OB/XF VALUE		15,299		
TOTAL LAND VALUE - MARKET		55,000		
TOTAL MARKET VALUE		332,962		
SOH/AGL Deduction		66,202		
ASSESSED VALUE		266,760		
TOTAL EXEMPTION VALUE		HX HB 50,000		
BASE TAXABLE VALUE		216,760		
TOTAL JUST VALUE		332,962		
NCON VALUE		12,886		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		252,878		
5 YR PRCL CK, PU XFOBS, CHG TRAV FOP TO FSP				
ADD HXFOR 2021-COLLIER & SAILOR				
5 YR PRCL CH, PU NEW SFD & XFOB LN 1-2				
AMENDED TRIM MAILED				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
19001323	SFD-CO	0	10/10/2019	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD	SALE PRICE
1164/0781	8/05/2020	WD Q	I 01	259,000
GRANTOR: RPLCC LLC				
GRANTEE: COLLIER BRANDI LAVO				
1117/0041	7/10/2019	WD Q	V 01	37,500
GRANTOR: PAFFORD PROPERTIES &				
GRANTEE: RPLCC LLC				
BUILDING NOTES				
BUILDING DIMENSIONS				
BAS=[YR=2020;ORIG=0,0] W16 S12 W17 N12 W16 S48 E13 N2 N10 E5 S4 E8 S1 E23 N17 E1 N7 W1 N17 \$				
FGR=[YR=2020;ORIG=-23,41] S23 E23 N23 W23 \$				
PTO=[YR=2020;ORIG=-16,0] N10 W17 S10 E17 \$				
FOP=[YR=2020;ORIG=-36,46] E13 N6 W8 N4 W5 S10 \$				
FSP=[YR=2024;ORIG=-33,0] E17 S12 W17 N12 \$				

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	1,804.00	SF	6.00	6.00	100	2020	2020	3	89	9,633	
2	0211	CONCRETE W	0	100	63	252.00	SF	6.00	6.00	100	2020	2020	3	89	1,346	
3	0955	PRIVACY FE	0	100	0	288.00	LF	15.00	15.00	100	2024	2023		100	4,320	
4	0700	PORT BLDG	0	100	0	1.00	SF	0.00	0.00	100	2024	2023		98	0	

LAND DESCRIPTION																								
TOTAL OB/XF 15,299																								
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							