

HIDDEN MEADOWS LOT 8 BLK G
 OR 619 P 821 OR 697 P 542
 OR 959 P 122 OR 977 P 432

ARIES ANDREW/ARIES VALERIE
 135 CONSERVATION WAY
 CRAWFORDVILLE, FL 32327

2024

00-00-053-317-09901-G08

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
	Stories	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	1,828	100	2020
FGR	562	50	2020
FOP	192	30	2020
FSP	120	55	2020
PTO	9	5	2020
TOTALS	2,711		2,233
			256,672

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,233	113.4000	118.50	264,610	2020	2020	0	0	3.00	97.00
1 SINGLE FAM 100% - 2021 Heated Area: 1828 HX Base Yr 2021											
BLD DATE 10/18/2021 FRFR LGL DATE 10/18/2021 FRFR XF DATE 10/18/2021 FRFR LAND DATE 10/18/2021 FRFR INC DATE AG DATE											

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		256,672	
TOTAL MARKET OB/XF VALUE		23,356	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		335,028	
SOH/AGL Deduction		67,893	
ASSESSED VALUE		267,135	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		217,135	
TOTAL JUST VALUE		335,028	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		263,937	
5 YR PRCL CK, N/C			
PU XFOB LN-4			
ADD HX FOR 2021-ARIES			
5 YR PRCL CH, PU NEW SFD & XFOB LN 1-3			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000043	POLE BARN-SEE NOT	0	01/28/2021
20000020	SFD-CO	0	02/20/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1163/0353	7/30/2020	WD Q	Q	V	01	274,900
GRANTOR: BAYVIEW BUILDERS LLC						
GRANTEE: ARIES ANDREW & VALE						
1139/0419	2/03/2020	WD Q	Q	V	01	37,500
GRANTOR: PAFFORD PROPERTIES &						
GRANTEE: BAYVIEW BUILDERS LL						

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			1,662.00	SF	6.00	100	2020	2020	3	89	8,875
2	0211	CONCRETE W	0	100	54	4			216.00	SF	6.00	100	2020	2020	3	89	1,153
3	0955	PRIVACY FE	0	100	0	0			419.00	LF	15.00	100	2020	2020	3	97	6,096
4	0030	BARN, POLE	0	100	36	24			864.00	SF	9.00	100	2021	2021	3	93	7,232
TOTAL OB/XF 23,356																	

BUILDING NOTES														
BAS=[YR=2020] W22 FSP=[YR=2020] N10 W5 PTO=[YR=2020] N3 W3 S3 E3\$ W7 S10 E12\$ W12 N3 W12 N14 W24 S21 FGR=[YR=2020] S24 E17 N2 E7 N22 W24\$ E24 S24 FOP=[YR=2020] S6 E32 N6 W32\$ E46 N28\$.														

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	DPTH 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							