

LOT 23 HIDDEN FOREST S/D
PB 6 PG 15 OR 1153 P599
OR 1212 P 749 OR 1289 P 894

SAMMONS ROSA LIA/SAMMONS AARON
26 CALUSA WAY
CRAWFORDVILLE, FL 32327

2024

00-00-086-411-11586-023

ELEMENT		CD	CONSTRUCTION		
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	90	
Exterior Wall	06	BD/BATTEN		10	
Roof Structur	03	GABLE/HIP		100	
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL		100	
Interior Floor	12	HARDWOOD		90	
Interior Floor	11	CLAY TILE		10	
Ceiling	06	Trey/Crown		90	
Ceiling	05	Coffered/Cove		20	
Heating Type	13	HEAT PUMP		100	
Air Condition	13	HEAT PUMP		100	
Bedrooms			4	100	
Bathrooms			2.5	100	
Story Height			9	100	
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	5	MKT AREA		08	
NEIGHBORHOOD/LOC	411.00	1.15/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,067	100	2022	2,067	346,137
FGR	406	50	2022	203	33,994
FOP	189	30	2022	57	9,546
FSP	180	55	2022	99	16,579
PTO	9	5	2022	0	0
TOTALS	2,851			2,426	406,254

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	- 2024		410,358	2022	2022	0	0	1.00	99.00	
Heated Area: 2067 HX Base Yr 2024												

WAKULLA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			406,254	
TOTAL MARKET OB/XF VALUE			7,502	
TOTAL LAND VALUE - MARKET			50,000	
TOTAL MARKET VALUE			463,756	
SOH/AGL Deduction			0	
ASSESSED VALUE			463,756	
TOTAL EXEMPTION VALUE	HX HB 13		463,756	
BASE TAXABLE VALUE			0	
TOTAL JUST VALUE			463,756	
NCON VALUE			0	
INCOME VALUE			0	
PREVIOUS YEAR MKT VALUE			373,828	

COLLINS - PORT TO INDIAN RIVER COUNTY
PORT FROM BROWARD - COLLINS
FR PU SFD & XFOB 0210,0211

PERMIT NUM	DESCRIPTION	AMT	ISSUED
OBN23-00032	IN-GROUND POOL	0	08/07/2023
PR22-000010	SFD-CO	0	01/24/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1333/0819	10/20/2023	WD	Q	I	01	532,000
GRANTOR: COLLINS JOEL K &						
GRANTEE: SAMMONS ROSA LIA &						
1289/0894	10/27/2022	WD	Q	I	01	461,500
GRANTOR: HIDDEN FOREST PROPERT						
GRANTEE: COLLINS JOEL K & CY						

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	1,049.00	SF	6.00	6.00	100	2022	2022	3	97	6,105	
2	0211	CONCRETE W	0	100	60	240.00	SF	6.00	6.00	100	2022	2022	3	97	1,397	

BUILDING NOTES		
BLD DATE		
XF DATE		
INC DATE		
LGL DATE	06/25/2021	PBNM
LAND DATE		
AG DATE		

BUILDING DIMENSIONS												
BAS=[YR=2022] W26 FSP=[YR=2022] N4 PTO=[YR=2022] E3 N3 W3 S3\$ N8 W15 S12 E15\$ W15 N12 W19 S47 E11 FOP=[YR=2022] S10 E9 N3 E12 N7 W14 N3 W5 S3 W2\$ E2 N3 E5 S3 E22 FGR=[YR=2022] S8 E20 N22 W3 S2 W17 S12\$ N12 E17 N2 E3 N21\$.												

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	50,000.00	50,000.00	50,000								