



ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	90	
Exterior Wall	11	AVERAGE		10	
Roof Structur	03	GABLE/HIP		100	
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL		100	
Interior Floo	12	HARDWOOD		90	
Interior Floo	11	CLAY TILE		10	
Ceiling	09	9 FT		100	
Heating Type	04	AIR DUCTED		100	
Air Condition	03	CENTRAL		100	
Bedrooms		3	100		
Bathrooms		2	100		
Story Height		0	100		
Stories	1.	1.	100		
Units		0	100		
Kitchen	GD	GOOD		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	1,857	100	2022	1,857	287,769
FGR	444	50	2022	222	34,403
FOP	132	30	2022	40	6,198
FOP	176	30	2022	53	8,213
PTO	264	5	2022	13	2,015
TOTALS	2,873			2,185	338,598

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%	- 2023											
Heated Area: 1857						HX Base Yr 2023								
99 CALUSA WAY, CRAWFORDVILLE														
BLD DATE			LGL DATE			XF DATE			LAND DATE			INC DATE		
			06/25/2021			PBNM								

WAKULLA COUNTY PROPERTY				PAGE 1 of 2	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				350,464	
TOTAL MARKET OB/XF VALUE				7,240	
TOTAL LAND VALUE - MARKET				50,000	
TOTAL MARKET VALUE				407,704	
SOH/AGL Deduction				118,857	
ASSESSED VALUE				288,847	
TOTAL EXEMPTION VALUE				HX HB 50,000	
BASE TAXABLE VALUE				238,847	
TOTAL JUST VALUE				407,704	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				345,905	
PORT FROM 10118-004 JENKINS					
FR PU SFD,XFOB 0210,0211 AND BLDG CARD 2					
PERMIT NUM DESCRIPTION AMT ISSUED					
PR22-000099 METAL BLDG-CC 0 08/30/2022					
PR22-000021 SFD-CO 0 02/09/2022					
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I /	RSN CD	SALE PRICE
1275/0521	7/21/2022	WD Q	Q I 01		390,000
GRANTOR: HIDDEN FOREST PROPERTY					
GRANTEE: JENKINS TIMOTHY & M					
1212/0749	6/04/2021	WD Q	V 05		2,100,000
GRANTOR: HIDDEN FOREST OF WAKU					
GRANTEE: HIDDEN FOREST PROPE					
BUILDING NOTES					
BUILDING DIMENSIONS					
BAS=[YR=2022] W12 PTO=[YR=2022] N12 W22 S12 E22\$					
FOP=[YR=2022] W22 S8 E22 N8 \$ S8 W51 S19 FGR=[YR=2022] S24					
E21 N20 W15 N4 W6\$ E6 S4 E15 S6 E9 S4 FOP=[YR=2022] S8 E9 N3					
E12 N5 W21 \$ E21 N4 E12 N37\$.					

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		1,044.00	SF	6.00				6,076	
2	0211	CONCRETE W	0	100	50	4		200.00	SF	6.00				1,164	

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								

ELEMENT		CD	CONSTRUCTION		
Foundation	02		CONCR	SLAB 100	
Frame	05		STEEL	100	
Exterior Wall	27		PREFIN	MTL 100	
Roof Structur	03		GABLE/HIP	100	
Roof Cover	13		GALVALUM	100	
Interior Wall	07		NONE	100	
Interior Floo	03		CONC	FINSH 100	
Heating Type	01		NONE	100	
Air Condition	01		NONE	100	
Story Height			0	100	
Stories	1.		1.	100	
Units			0	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
PTO	192	5	2022	10	298
UCP	432	20	2022	86	2,564
UCP	432	20	2022	86	2,564
UWS	864	25	2022	216	6,439
TOTALS	1,920			398	11,866

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	WKSHP/BARN	100%	- 2023								
Heated Area: 0						HX Base Yr 2023					
BLD DATE: _____ LGL DATE: _____ XF DATE: _____ LAND DATE: 06/25/2021 PBNM INC DATE: _____ AG DATE: _____											

WAKULLA COUNTY PROPERTY				PAGE 2 of 2	3	
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Tax Group: 3				Tax Dist:		
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TOTAL EXEMPTION VALUE				HX HB 50,000		
BASE TAXABLE VALUE				238,847		
TOTAL JUST VALUE				407,704		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				345,905		
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1275/0521	7/21/2022	WD	Q	I	01	390,000
GRANTOR: HIDDEN FOREST PROPERTY						
GRANTEE: JENKINS TIMOTHY & M						
1212/0749	6/04/2021	WD	Q	V	05	2,100,000
GRANTOR: HIDDEN FOREST OF WAKU						
GRANTEE: HIDDEN FOREST PROPE						
BUILDING NOTES						
BUILDING DIMENSIONS						
UCP=[YR=2022] W12 UWS=[YR=2022] W24 UCP=[YR=2022] W12 S36						
PTO=[YR=2022] S4 E48 N4 W48\$ E12 N36\$ S36 E24 N36\$ S36 E12 N36\$.						

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
99 CALUSA WAY, CRAWFORDVILLE																
TOTAL OB/XF 0																

LAND DESCRIPTION												TOTAL OB/XF												0			
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			