

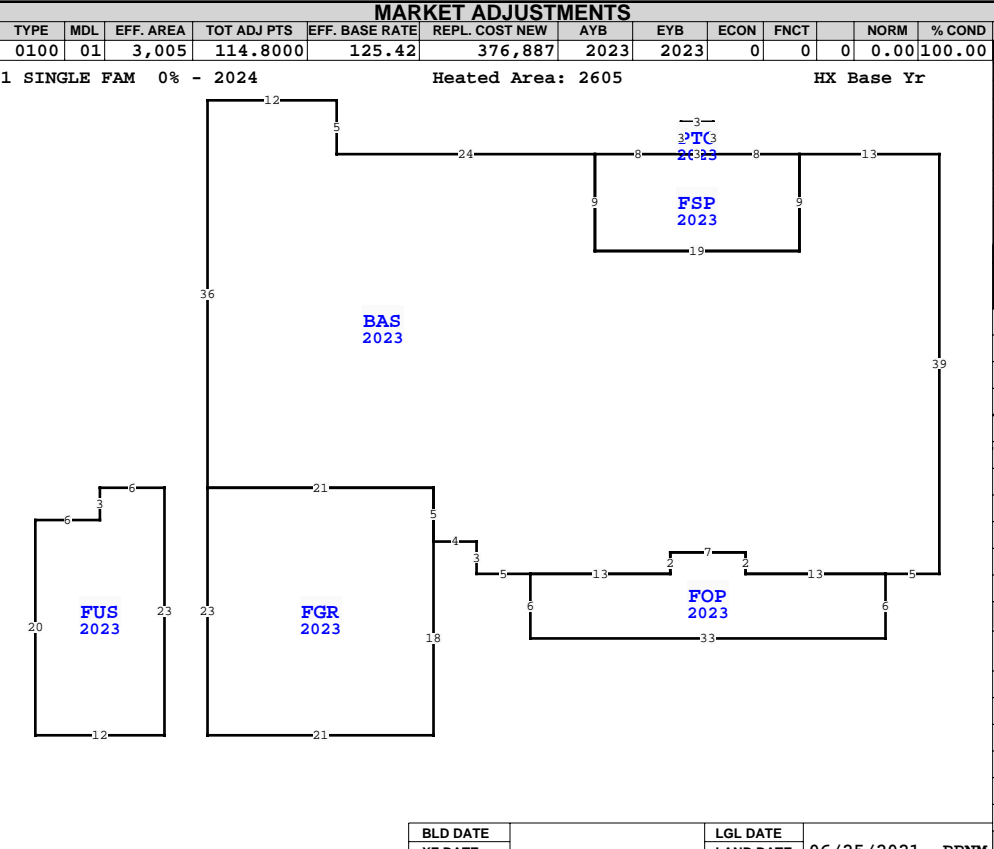
LOT 40 HIDDEN FOREST S/D
PB 6 PG 15 OR 1153 P599
OR 1212 P 749 OR 1326 P 514

SHEETS ROBERT F/DARNELL CHARLOTTE CONE
41 CALUSA WAY
CRAWFORDVILLE, FL 32327

2024

00-00-086-411-11586-040

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 Floo	12	HARDWOOD 50			
Interior Floo	14	CARPET 50			
Ceiling	09	9 FT 100			
Heating Type	13	HEAT PUMP 100			
Air Condition	13	HEAT PUMP 100			
Bedrooms		4 100			
Bathrooms		2.5 100			
Stories	1.5	1.5 100			
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
BAS	2,347	100	2023	2,347	294,361
FGR	483	50	2023	242	30,352
FOP	212	30	2023	64	8,027
FSP	171	55	2023	94	11,789
FUS	258	100	2023	258	32,358
PTO	9	5	2023	0	0
TOTALS	3,480			3,005	376,887



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			376,887
TOTAL MARKET OB/XF VALUE			8,996
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			435,883
SOH/AGL Deduction			0
ASSESSED VALUE			435,883
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			435,883
TOTAL JUST VALUE			435,883
NCON VALUE			385,883
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			40,000
PU SFD & XFOBS; KEYED BY FR 11/3/23			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24-000149	SHED-CC		03/07/2024
PR22-000038	SFD-CO	0	03/15/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1326/514	8/23/2023	D Q	Q	I	01	525,000
GRANTOR: HIDDEN FOREST PROPERT						
GRANTEE: ROBERT F SHEETS						
1212/0749	6/04/2021	WD Q	Q	V	05	2,100,000
GRANTOR: HIDDEN FOREST OF WAKU						
GRANTEE: HIDDEN FOREST PROPE						

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	0	0	0	1,003.00	SF	6.00	6.00	100	2024	2023		100	6,018	
2	0211	CONCRETE W	0	0	71	4	284.00	SF	6.00	6.00	100	2024	2023		100	1,704	
3	0130	FIRE PLACE	0	0	0	0	1.00	UT	1,300.00	1,300.00	100	2024	2023		98	1,274	

BUILDING NOTES														
BLD DATE														
XF DATE														
INC DATE														
LGL DATE														
LAND DATE														
AG DATE														
06/25/2021 PBNM														
BUILDING DIMENSIONS														
BAS=[YR=2023;ORIG=120,0] W13 S9 W19 N9 W24 N5 W12 S36 E21 S5 E4 S3 E5 E13 N2 E7 S2 E13 E5 N39 \$														
FSP=[YR=2023;ORIG=107,0] W8 W3 W8 S9 E19 N9 \$														
PTO=[YR=2023;ORIG=96,-3] E3 S3 W3 N3 \$														
FGR=[YR=2023;ORIG=73,31] W21 S23 E21 N18 N5 \$														
FOP=[YR=2023;ORIG=115,39] W13 N2 W7 S2 W13 S6 E33 N6 \$														
FUS=[YR=2023;ORIG=48,31] W6 S3 W6 S20 E12 N23 \$														

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							