

LOT 2 HIDDEN FOREST S/D  
PB 6 PG 15 OR 1153 P599  
OR 1212 P 749 OR 1243 P 392

WADSWORTH ALAN JAY/WADSWORTH ANDREA LYNN  
25 APALACHEE WAY  
CRAWFORDVILLE, FL 32327

**2024**

00-00-086-411-11586-002

| 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 Floor   | 12               | HARDWOOD      | 50           |
| Interior Floor   | 14               | CARPET        | 50           |
| Heating Type     | 04               | AIR DUCTED    | 100          |
| Air Condition    | 03               | CENTRAL       | 100          |
| Bedrooms         |                  | 4             | 100          |
| Bathrooms        |                  | 2.5           | 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         |
| BAS              | 2,067            | 100           | 2021         |
| FGR              | 406              | 50            | 2021         |
| FOP              | 189              | 30            | 2021         |
| FSP              | 180              | 55            | 2021         |
| PTO              | 144              | 5             | 2021         |
| TOTALS           | 2,986            |               |              |

| MARKET ADJUSTMENTS   |            |           |             |                |                |      |      |      |      |      |        |  |  |  |          |            |      |          |  |         |            |      |           |            |          |  |  |         |  |
|--|------------|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|--|--|--|----------|------------|------|----------|--|---------|------------|------|-----------|------------|----------|--|--|---------|--|
| TYPE   | MDL        | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |  |  |  |          |            |      |          |  |         |            |      |           |            |          |  |  |         |  |
| 0100   | 01         | 2,433     | 115.4000    | 126.07         | 306,728        | 2021 | 2021 | 0    | 0    | 2.00 | 98.00  |  |  |  |          |            |      |          |  |         |            |      |           |            |          |  |  |         |  |
| 1 SINGLE FAM 0% - 2024 Heated Area: 2067 HX Base Yr  |            |           |             |                |                |      |      |      |      |      |        |  |  |  |          |            |      |          |  |         |            |      |           |            |          |  |  |         |  |
|  |            |           |             |                |                |      |      |      |      |      |        |  |  |  |          |            |      |          |  |         |            |      |           |            |          |  |  |         |  |
| <table border="1"> <thead> <tr> <th>BLD DATE</th> <th>12/28/2021</th> <th>FRJS</th> <th>LGL DATE</th> <th></th> </tr> <tr> <th>XF DATE</th> <th>12/28/2021</th> <th>FRJS</th> <th>LAND DATE</th> <th>12/28/2021</th> </tr> <tr> <th>INC DATE</th> <th></th> <th></th> <th>AG DATE</th> <th></th> </tr> </thead> </table> |            |           |             |                |                |      |      |      |      |      |        |  |  |  | BLD DATE | 12/28/2021 | FRJS | LGL DATE |  | XF DATE | 12/28/2021 | FRJS | LAND DATE | 12/28/2021 | INC DATE |  |  | AG DATE |  |
| BLD DATE   | 12/28/2021 | FRJS      | LGL DATE    |                |                |      |      |      |      |      |        |  |  |  |          |            |      |          |  |         |            |      |           |            |          |  |  |         |  |
| XF DATE  | 12/28/2021 | FRJS      | LAND DATE   | 12/28/2021     |                |      |      |      |      |      |        |  |  |  |          |            |      |          |  |         |            |      |           |            |          |  |  |         |  |
| INC DATE   |            |           | AG DATE     |                |                |      |      |      |      |      |        |  |  |  |          |            |      |          |  |         |            |      |           |            |          |  |  |         |  |

| WAKULLA COUNTY PROPERTY                            |             |     |             |
|--|-------------|-----|-------------|
| VALUATION SUMMARY                                  |             |     | PAGE 1 of 1 |
| VALUATION BY                                       |             |     | STANDARD    |
| Tax Group: 3                                       | Tax Dist:   |     |             |
| BUILDING MARKET VALUE                              |             |     | 300,593     |
| TOTAL MARKET OB/XF VALUE                           |             |     | 10,576      |
| TOTAL LAND VALUE - MARKET                          |             |     | 50,000      |
| TOTAL MARKET VALUE                                 |             |     | 361,169     |
| SOH/AGL Deduction                                  |             |     | 0           |
| ASSESSED VALUE                                     |             |     | 361,169     |
| TOTAL EXEMPTION VALUE                              |             |     | 0           |
| BASE TAXABLE VALUE                                 |             |     | 361,169     |
| TOTAL JUST VALUE                                   |             |     | 361,169     |
| NCON VALUE   |             |     | 0           |
| INCOME VALUE                                       |             |     |             |
| PREVIOUS YEAR MKT VALUE                            |             |     | 314,984     |
| QSTNR RTND - PROPERTY SOLD                         |             |     |             |
| H4 - MAILED QUESTIONNAIRE DUE TO NOTE DATED 3/26/2 |             |     |             |
| 2024 HX CARD RETURN W/COA                          |             |     |             |
| 2024 MITCHELL - PORT TO ESCAMBIA COUNTY            |             |     |             |
| PERMIT NUM   | DESCRIPTION | AMT | ISSUED      |
| 21000062   | SFD         | 0   | 07/20/2021  |

| SALES DATA                     |            |           |       |       |        |            |
|--------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number              | DATE       | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1351/0423                      | 3/09/2024  | WD Q      | Q     | I     | 01     | 515,000    |
| GRANTOR: GATES CARYN L &       |            |           |       |       |        |            |
| GRANTEE: WADSWORTH ALAN JAY    |            |           |       |       |        |            |
| 1243/0392                      | 12/13/2021 | WD Q      | Q     | I     | 01     | 410,100    |
| GRANTOR: HIDDEN FOREST PROPERT |            |           |       |       |        |            |
| GRANTEE: GATES CARYN L & MIT   |            |           |       |       |        |            |

| 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 | 1,064.00 | SF | 6.00  | 6.00           | 100       | 2021    | 2021        | 3 | 93     | 5,937           |       |
| 2              | 0211       | CONCRETE W  | 0   | 0   | 59 | 4 | 236.00   | SF | 6.00  | 6.00           | 100       | 2021    | 2021        | 3 | 93     | 1,317           |       |
| 3              | 0955       | PRIVACY FE  | 0   | 0   | 0  | 0 | 226.00   | LF | 15.00 | 15.00          | 100       | 2021    | 2021        | 3 | 98     | 3,322           |       |

| BUILDING NOTES  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|---|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| <p>BAS=[YR=2021] W14 PTO=[YR=2021] N12 W12 S12 E12\$ W12<br/>           FSP=[YR=2021] N12 W15 S12 E15\$ W15 N12 W19 S47 E10<br/>           FOP=[YR=2021] S10 E9 N3 E12 N7 W14 N3 W5 S3 W2\$ E2 N3 E5 S3<br/>           E23 FGR=[YR=2021] S8 E20 N22 W3 S2 W17 S12\$ N12 E17 N2 E3<br/>           N21\$.</p> |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

| 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     |                             |      |         |      |     |    |        |