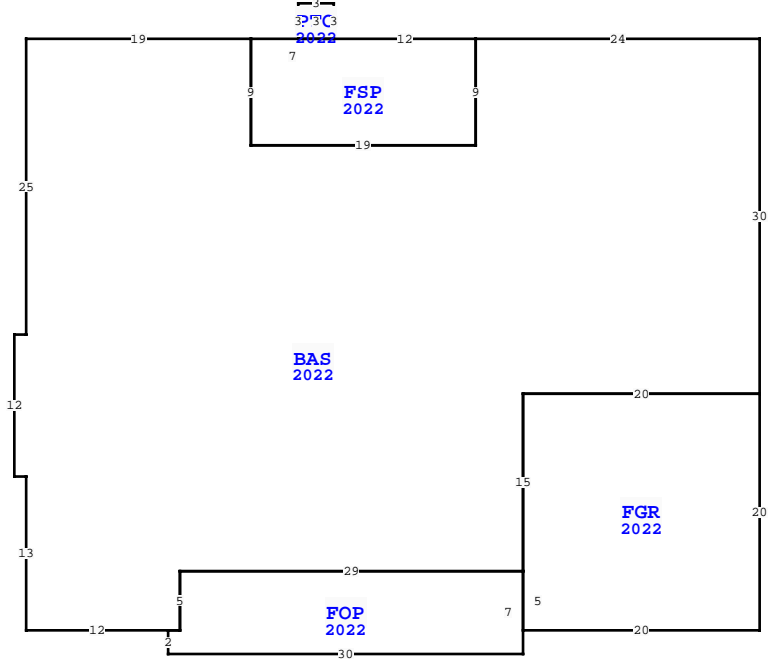


ELEMENT		CD	CONSTRUCTION		
Foundation	02		CONCR	SLAB 100	
Frame	02		WOOD	FRAME 100	
Exterior Wall	05		HARDIE BRD	100	
Roof Structur	03		GABLE/HIP	100	
Roof Cover	03		COMP SHNGL	100	
Interior Wall	05		DRYWALL	100	
Interior Floop	12		HARDWOOD	50	
Interior Floop	14		CARPET	50	
Ceiling	09		9 FT	100	
Heating 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,396	100	2022	2,396	302,673
FGR	400	50	2022	200	25,265
FOP	205	30	2022	62	7,832
FSP	171	55	2022	94	11,874
PTO	9	5	2022	0	0
TOTALS	3,181			2,752	347,643

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								
Heated Area: 2396						HX Base Yr 2023					



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			347,643
TOTAL MARKET OB/XF VALUE			8,892
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			406,535
SOH/AGL Deduction			0
ASSESSED VALUE			406,535
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			356,535
TOTAL JUST VALUE			406,535
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			411,923
FR PU SFD, XFOB, POWER 12/07/2022			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22-000269	SHED		03/29/2022
21000068	SFD-CO	0	07/23/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1249/0721	1/31/2022	WD Q	Q	I	01	476,900
GRANTOR: HIDDEN FOREST PROPERT						
GRANTEE: LAMAR BRIAN & AMY						
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	100	0	0	1,117.00	SF	6.00	6.00	100	2022	2022	3	97	6,501	
2	0211	CONCRETE W	0	100	48	4	192.00	SF	6.00	6.00	100	2022	2022	3	97	1,117	
3	0130	FIRE PLACE	0	100	0	0	1.00	UT	1,300.00	1,300.00	100	2022	2022	3	98	1,274	

LAND DESCRIPTION																								
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							

TOTAL OB/XF												8,892												
REVIEW DATE 02/07/2022 BY FRJS Total Acres: 2.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 04/22/2026 BY SYS																								