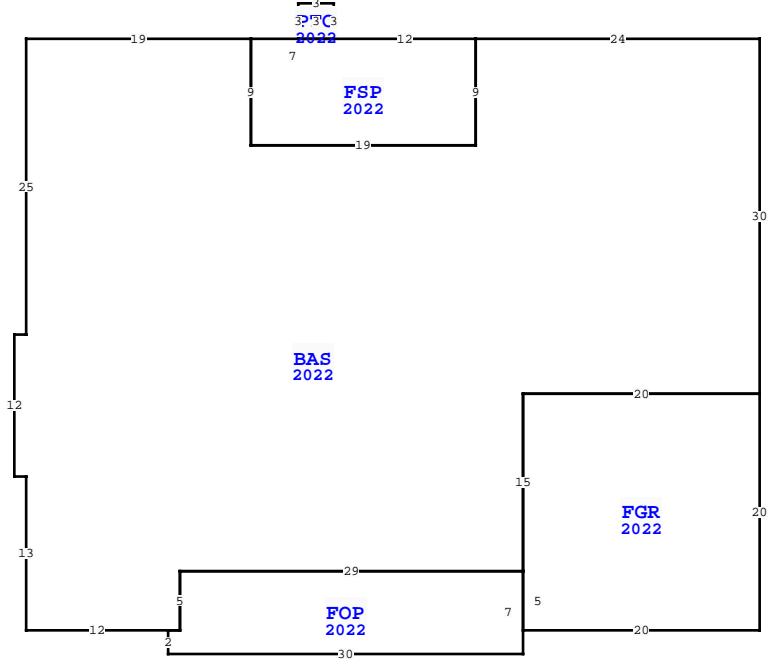




ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
12	HARDWOOD 50				
14	CARPET 50				
09	9 FT 100				
04	AIR DUCTED 100				
03	CENTRAL 100				
	4 100				
	2.5 100				
	0 100				
1.	1. 100				
	0 100				
03	AVERAGE				
0100	SINGLE FAMILY				
5	MKT AREA	08			
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	
0100	01	2,752	116.8000	127.60	351,155	2022	2022	0	0	1.00	99.00	
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		HX HB 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 / U	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	
TOTALS													8,892				

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							