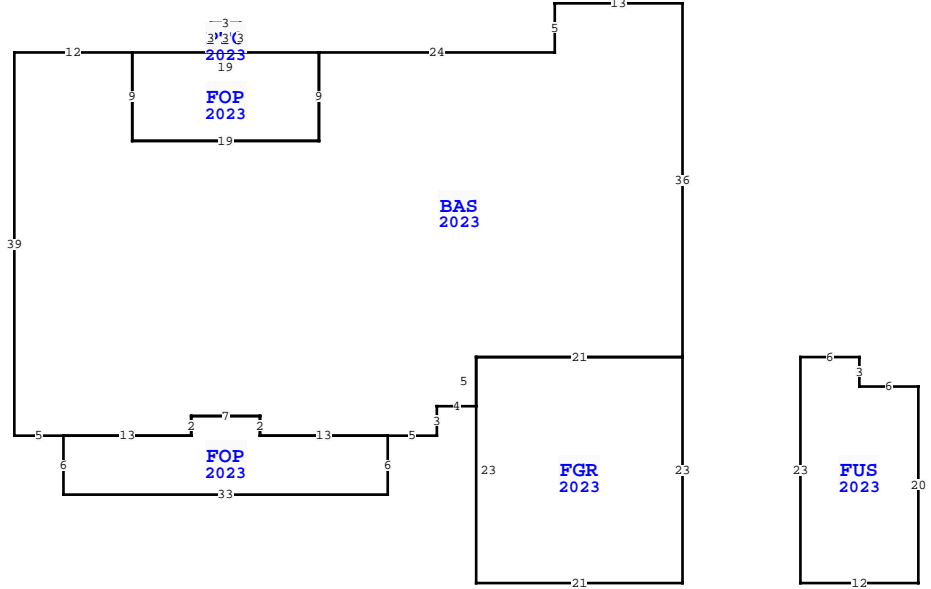




BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Foundation	02	CONCR SLAB 100			
Frame	02	WOOD FRAME 100			
Exterior Wall	05	HARDIE BRD 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	12	HARDWOOD 50			
Interior Floor	14	CARPET 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			
Fireplace	01	FIREPLACE 100			
Units		0 100			
Condition Adj	12	AVERAGE 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	2,352	100	2023	2,352	298,845
FGR	483	50	2023	242	30,749
FOP	171	30	2023	51	6,480
FOP	212	30	2023	64	8,132
FUS	258	100	2023	258	32,781
PTO	9	5	2023	0	0
TOTALS	3,485			2,967	376,987

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: 2610					HX Base Yr 2024	



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		376,987	
TOTAL MARKET OB/XF VALUE		11,694	
TOTAL LAND VALUE - MARKET		87,500	
TOTAL MARKET VALUE		476,181	
SOH/AGL Deduction		0	
ASSESSED VALUE		476,181	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		426,181	
TOTAL JUST VALUE		476,181	
NCON VALUE		388,681	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		50,000	
PU PRMT, XFOBS (CONC POOL IN FUT NEW/NW)			
PU SFD & XFOBS; KEYED BY ED 11/22/23			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OBN23-00047	SWIMMING POOL-CC		10/27/2023
PR22-000055	SFD-CO	0	05/27/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1315/0024	6/01/2023	WD Q	Q	I	01	572,600
GRANTOR: HIDDEN FOREST PROPERTY						
GRANTEE: WOODS WILLIAM & MAU						
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	1,093.00	SF	6.00	6.00	100	2024	2023	AV	100	6,558	
2	0211	CONCRETE W	0	100	64	4	256.00	SF	6.00	6.00	100	2024	2023	AV	100	1,536	
4	0700	PORT BLDG	0	100	0	0	1.00	SF	0.00	0.00	100	2024	2023		98	0	
5	0955	PRIVACY FE	0	100	0	0	44.00	LF	15.00	15.00	100	2024	2023		100	660	
6	0090	CHAINLINK	0	100	0	0	245.00	LF	12.00	12.00	100	2024	2023		100	2,940	

BUILDING NOTES														
BLD DATE														
XF DATE														
INC DATE														
LGL DATE														
LAND DATE														
AG DATE														
06/25/2021 PBNM														

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	1.75	50,000.00	87,500.00	87,500							

BUILDING DIMENSIONS														
BAS=[YR=2023;ORIG=-60,-40] E12 S9 E19 N9 E24 N5 E13 S36 W21 S5 W4 S3 W5 W13 N2 W7 S2 W13 W5 N39 \$														
FGR=[YR=2023;ORIG=-13,-9] E21 S23 W21 N23 \$														
FOP=[YR=2023;ORIG=-48,-40] E19 S9 W19 N9 \$														
PTO=[YR=2023;ORIG=-40,-43] E3 S3 W3 N3 \$														
FOP=[YR=2023;ORIG=-55,-1] E13 N2 E7 S2 E13 S6 W33 N6 \$														
FUS=[YR=2023;ORIG=20,-9] E6 S3 E6 S20 W12 N23 \$														