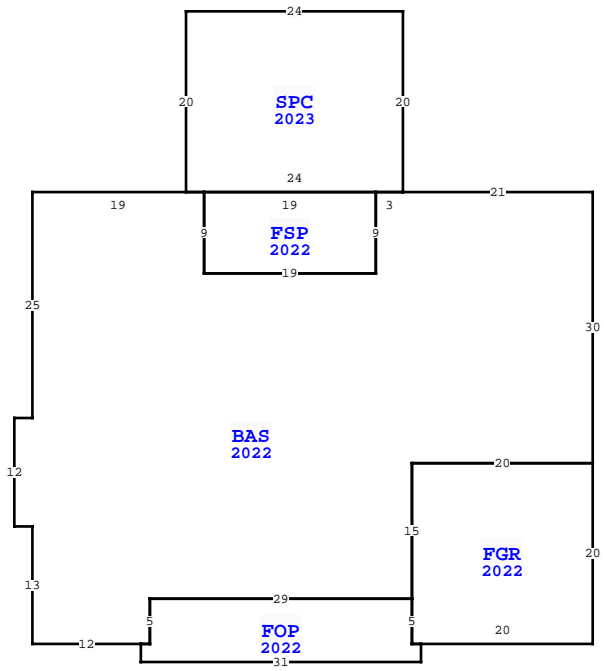




ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	100	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL	100		
Interior Floo	11	CLAY TILE	80		
Interior Floo	14	CARPET	20		
Ceiling	09	9 FT	100		
Heating Type	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		
Condition Adj	12	AVERAGE	100		
Kitchen	00	N/A	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	2,408	100	2022	2,408	331,556
FGR	400	50	2022	200	27,538
FOP	207	30	2022	62	8,537
FSP	171	55	2022	94	12,943
SPC	480	20	2023	96	13,218
TOTALS	3,666			2,860	393,791

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%	- 2023		397,769	2022	2022	0	0	1.00	99.00
Heated Area: 2408						HX Base Yr 2023					



WAKULLA COUNTY PROPERTY					
VALUATION SUMMARY			PAGE 1 of 1		
VALUATION BY		STANDARD			
Tax Group: 3	Tax Dist:				
BUILDING MARKET VALUE	393,791				
TOTAL MARKET OB/XF VALUE	8,526				
TOTAL LAND VALUE - MARKET	75,000				
TOTAL MARKET VALUE	477,317				
SOH/AGL Deduction	180,018				
ASSESSED VALUE	297,299				
TOTAL EXEMPTION VALUE	HX HB	50,000			
BASE TAXABLE VALUE	247,299				
TOTAL JUST VALUE	477,317				
NCON VALUE	13,218				
INCOME VALUE					
PREVIOUS YEAR MKT VALUE	459,344				
MM PRMT CK 7/12/23; PU XFOB & NEW TRAV					
2023 TRIM RTND, COA TO HX LOCATION.					
2022 PORT FROM MANATEE - VARREault & TOSONI					
FR PU NEW SFD & XFOBS 0210,0211					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
PR22-000056	SFD-CO	0	05/27/2022		
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I / CD	RSN	SALE PRICE
1291/0074	11/10/2022	WD Q	Q I 01		511,600
GRANTOR: HIDDEN FOREST PROPERT					
GRANTEE: VERREAULT DANIEL A					
1212/0749	6/04/2021	WD Q	V 05		2,100,000
GRANTOR: HIDDEN FOREST OF WAKU					
GRANTEE: HIDDEN FOREST PROPE					
BUILDING NOTES					
BUILDING DIMENSIONS					
BAS=[YR=2022;ORIG=0,0] W21 W3 S9 W19 N9 W19 S25 W2 S12 E2 S13 E12 E1 N5 E29 N15 E20 N30 \$					
FGR=[YR=2022;ORIG=-20,45] S5 E20 N20 W20 S15 \$					
FOP=[YR=2022;ORIG=-50,50] S2 E31 N2 W1 N5 W29 S5 W1 \$					
FSP=[YR=2022;ORIG=-24,0] W19 S9 E19 N9 \$					
SPC=[YR=2023;ORIG=-45,-20] E24 S20 W24 N20 \$					

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	1,237.00	SF	6.00	6.00	100	2022	2022	3	97	7,199	
2	0211	CONCRETE W	0	100	57	4	SF	6.00	6.00	100	2022	2022	3	97	1,327	
3	0625	PORT WD UT	0	100	24	10	SF	0.00	0.00	100	2024	2023	AV	100	0	

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	100			0.00	0.00	1.00	LT		1.00	1.00	1.50	50,000.00	75,000.00	75,000							