



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	04	AIR DUCTED		100	
Air Condition	03	CENTRAL		100	
Bedrooms		4		100	
Bathrooms		2		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	1,795	100	2022	1,795	228,707
FGR	420	50	2022	210	26,757
FOP	102	30	2022	31	3,950
FSP	160	55	2022	88	11,213
PTO	9	5	2022	0	0
TOTALS	2,486			2,124	270,625

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: 1795				HX Base Yr 2023				

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			270,625
TOTAL MARKET OB/XF VALUE			7,554
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			328,179
SOH/AGL Deduction			0
ASSESSED VALUE			328,179
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			278,179
TOTAL JUST VALUE			328,179
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			330,171
FR P/U SFD, XFOBS POWER 3/10/2022			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000086	SFD-CO	0	09/03/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1263/0543	4/27/2022	WD Q	Q	I	01	378,900
GRANTOR: HIDDEN FOREST OF WAKU						
GRANTEE: GARNER RAMSEY & BRO						
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			6.00	100	2022	2022	3	97	6,297	
2	0211	CONCRETE W	0	100	54	4			6.00	100	2022	2022	3	97	1,257	

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

BUILDING DIMENSIONS			
BAS=[YR=2022] W17 FSP=[YR=2022] N10 W16 S4 PTO=[YR=2022]			
W3 S3 E3 N3\$ S6 E16\$ W33 S31 FGR=[YR=2022] S20 E21 N20 W21\$			
E21 S11 E9 FOP=[YR=2022] S5 E6 N2 E10 N5 W11 N3 W4 S5 W1\$ E1			
N5 E4 S3 E11 N6 E4 N34\$.			

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	1.00	50,000.00	50,000.00	50,000								