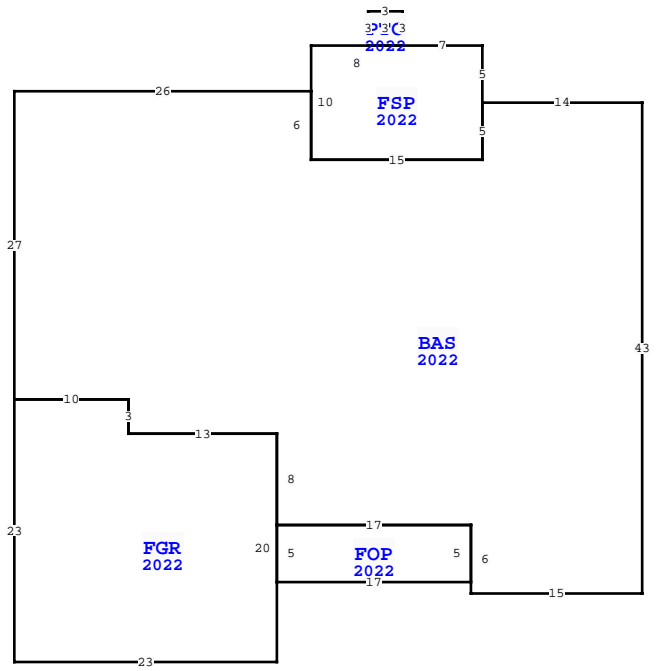




ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
12	HARDWOOD 50				
14	CARPET 50				
09	9 FT 100				
04	AIR DUCTED 100				
03	CENTRAL 100				
	Bedrooms	3	100		
	Bathrooms	2	100		
	Story Height	0	100		
1.	1. 100				
	Units	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	1,862	100	2022	1,862	235,215
FGR	490	50	2022	245	30,949
FOP	85	30	2022	26	3,285
FSP	150	55	2022	82	10,358
PTO	9	5	2022	0	0
TOTALS	2,596			2,215	279,808

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,215	116.8000	127.60	282,634	2022	2022	0	0	1.00	99.00	
1 SINGLE FAM 100% - 2023 Heated Area: 1862 HX Base Yr 2023												



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		279,808	
TOTAL MARKET OB/XF VALUE		7,968	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		337,776	
SOH/AGL Deduction		37,385	
ASSESSED VALUE		300,391	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		250,391	
TOTAL JUST VALUE		337,776	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		291,642	
5 YR CK PU XFOB			
PRCL:0:1: CORRECTED KIT TO AVERAGE. EB 08/23			
FR PU SFD, XFOBS			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000087	SFD-CO	0	09/03/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1269/0745	6/10/2022	WD Q	Q	I	01	374,000
GRANTOR: HIDDEN FOREST OF WAKU						
GRANTEE: WHITEFIELD RODERICK						
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	6,664	
2	0211	CONCRETE W	0	100	56	4			6.00	100	2022	2022	3	97	1,304	
3	0625	PORT WD UT	0	100	8	8			0.00	100	2024	2023	AV	100	0	

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

BUILDING NOTES	
BAS=[YR=2022] W14 FSP=[YR=2022] N5 W7 PTO=[YR=2022] N3 W3 S3 E3\$ W8 S10 E15 N5\$ S5 W15 N6 W26 S27 FGR=[YR=2022] S23 E23 N20 W13 N3 W10\$ E10 S3 E13 S8 FOP=[YR=2022] S5 E17 N5 W17\$ E17 S6 E15 N43\$.	

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								