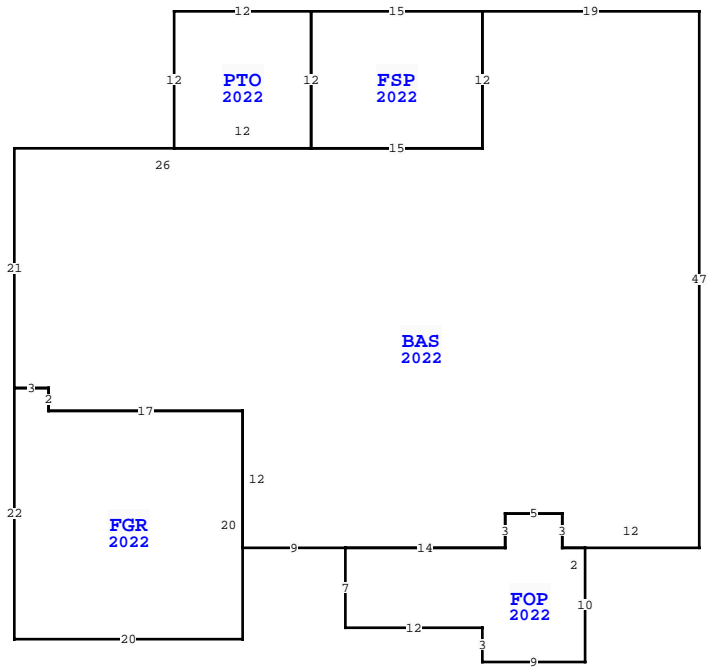




ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 90				
11	AVERAGE 10				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
12	HARDWOOD 90				
14	CARPET 10				
09	9 FT 100				
04	AIR DUCTED 100				
03	CENTRAL 100				
	4 100				
	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	2,067	100	2022	2,067	263,588
FGR	406	50	2022	203	25,887
FOP	189	30	2022	57	7,269
FSP	180	55	2022	99	12,624
PTO	144	5	2022	7	893
TOTALS	2,986			2,433	310,261

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								
			Heated Area: 2067			HX Base Yr 2023					



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		310,261	
TOTAL MARKET OB/XF VALUE		7,042	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		367,303	
SOH/AGL Deduction		92,873	
ASSESSED VALUE		274,430	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		224,430	
TOTAL JUST VALUE		367,303	
NCON VALUE		894	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		370,068	
MM PRMT CK 7/12/23; PU XFOB; CORRECT TRAV			
PORT FROM PASCO - EHR			
FR PU SFD, XFOB			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001061	SHED-CC	0	10/24/2022
21000099	SFD-CO	0	11/17/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1269/0929	6/07/2022	WD Q	Q	I	01	410,142
GRANTOR: HIDDEN FOREST OF WOP						
GRANTEE: EHR JAMES DONALD &						
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	5,645	
2	0211	CONCRETE W	0	100	60	4			6.00	100	2022	2022	3	97	1,397	
3	0625	PORT WD UT	0	100	32	12			0.00	100	2024	2023	AV	100	0	

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

BUILDING DIMENSIONS
BAS=[YR=2022;ORIG=0,0] W19 S12 W15 W26 S21 E3 S2 E17 S12 E9 E14 N3 E5 S3 E12 N47 \$
FGR=[YR=2022;ORIG=-60,33] S22 E20 N20 W17 N2 W3 \$
FOP=[YR=2022;ORIG=-31,47] S7 E12 S3 E9 N10 W2 N3 W5 S3 W14 \$
FSP=[YR=2022;ORIG=-19,0] W15 S12 E15 N12 \$
PTO=[YR=2022;ORIG=-46,0] E12 S12 W12 N12 \$

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							