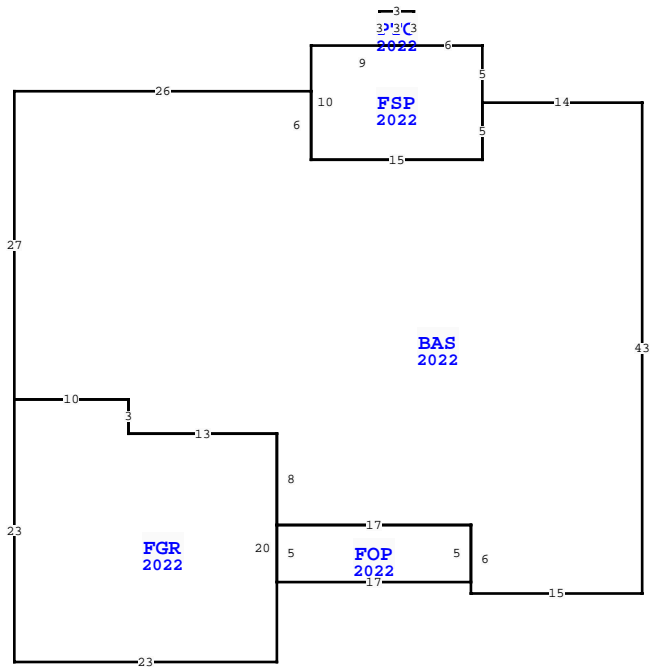




ELEMENT		CD	CONSTRUCTION
Foundation	02	CONCR	SLAB 100
Frame	02	WOOD	FRAME 100
Exterior Wall	05	HARDIE	BRD 100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP	SHNGL 100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	50
Interior Floor	14	CARPET	50
Ceiling	09	9 FT	100
Heating Type	04	AIR DUCTED	100
Air Condition	03	CENTRAL	100
Bedrooms		3	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
BAS	1,862	100	2022
FGR	490	50	2022
FOP	85	30	2022
FSP	150	55	2022
PTO	9	5	2022
TOTALS	2,596		

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	0	1.00	99.00	
1 SINGLE FAM 0% - 2023 Heated Area: 1862 HX Base Yr													



WAKULLA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		279,808	
TOTAL MARKET OB/XF VALUE		14,535	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		344,343	
SOH/AGL Deduction		17,037	
ASSESSED VALUE		327,306	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		327,306	
TOTAL JUST VALUE		344,343	
NCON VALUE		7,074	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		291,120	

FR PRMT CK 6/26/23; PU XFOBS
FR PU SFD & XFOB 0210,0211

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22-000929	POLE BARN-CC	0	09/12/2022
21000110	SFD-CO	0	12/17/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1266/0057	5/09/2022	WD Q	Q	I	01	355,700
GRANTOR: HIDDEN FOREST PROPERTY						
GRANTEE: ROSEMAN BIRK & DANILYN						
1212/0749	6/04/2021	WD Q	Q	V	05	2,100,000
GRANTOR: HIDDEN FOREST OF WAKULLA						
GRANTEE: HIDDEN FOREST PROPERTY						

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	0	0	0	1,062.00	SF	6.00	6.00	100	2022	2022	3	97	6,181	
2	0211	CONCRETE W	0	0	55	4	220.00	SF	6.00	6.00	100	2022	2022	3	97	1,280	
3	0635	PORT MTL U	0	0	12	16	192.00	SF	0.00	0.00	100	2024	2023	AV	100	0	
4	0025	BARN, POLE	0	0	30	18	540.00	SF	12.50	12.50	100	2024	2023	AV	100	6,750	
5	0210	CONCRETE D	0	0	3	18	54.00	SF	6.00	6.00	100	2024	2023	AV	100	324	
TOTALS														14,535			

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							