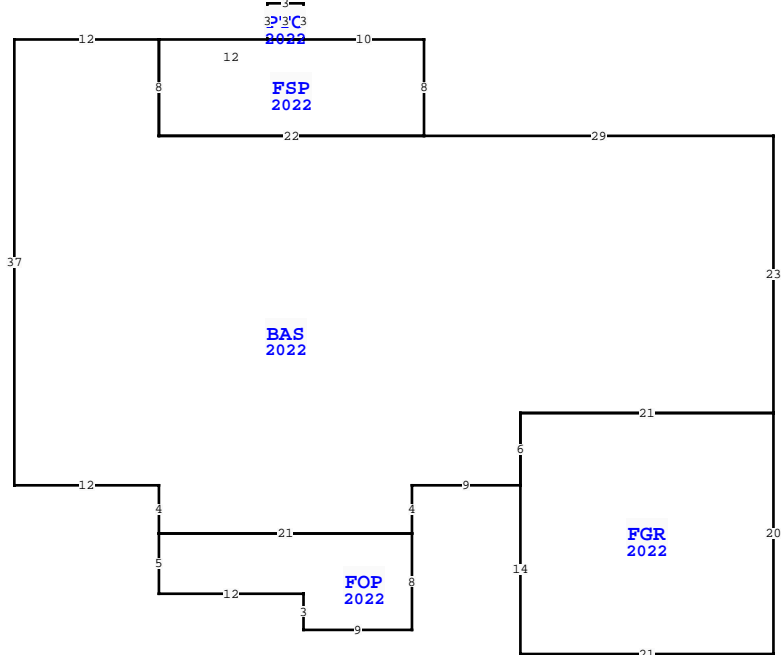




ELEMENT		CD	CONSTRUCTION		
Foundation	02		CONCR	SLAB 100	
Frame	02		WOOD	FRAME 100	
Exterior Wall	05		HARDIE	BRD 100	
Roof Structur	03		GABLE/HIP	100	
Roof Cover	03		COMP SHNGL	100	
Interior Wall	05		DRYWALL	100	
Interior Floor	12		HARDWOOD	90	
Interior Floor	11		CLAY TILE	10	
Heating Type	04		AIR DUCTED	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,881	100	2022	1,881	240,465
FGR	420	50	2022	210	26,846
FOP	132	30	2022	40	5,113
FSP	176	55	2022	97	12,401
PTO	9	5	2022	0	0
TOTALS	2,618			2,228	284,825

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		287,702	2022	2022	0	0	1.00	99.00
Heated Area: 1881 HX Base Yr 2023											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			284,825
TOTAL MARKET OB/XF VALUE			6,955
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			341,780
SOH/AGL Deduction			38,084
ASSESSED VALUE			303,696
TOTAL EXEMPTION VALUE	HX HB WR		55,000
BASE TAXABLE VALUE			248,696
TOTAL JUST VALUE			341,780
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			294,850
2023 WR GRANTED CORR DEED MADE			
TO HAVE A CORRECTIVE DEED MADE			
AS HUSBAND & WIFE HE WILL CONTACT LOWE TITLE			
NOT MARRIED STILL A WIDOWER THE DEED STATES			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
PR22-000035	SFD-CO	0	03/14/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1321/0379	8/11/2022	CR U	I	I	11	100
GRANTOR: HIDDEN FOREST PROPERTY						
GRANTEE: MOLNAR STEVEN & MAN						
1319/0737	8/11/2022	CR U	I	I	11	100
GRANTOR: HIDDEN FOREST PROPERTY						
GRANTEE: MOLNAR STEVEN & MAN						

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		995.00	6.00	100	2022	2022	3	97	5,791
2	0211	CONCRETE W	0	100	50	4		200.00	6.00	100	2022	2022	3	97	1,164

TOTAL OB/XF											
6,955											

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2022] W29 FSP=[YR=2022] N8 W10 PTO=[YR=2022] N3 W3 S3 E3\$ W12 S8 E22\$ W22 N8 W12 S37 E12 S4 FOP=[YR=2022] S5 E12 S3 E9 N8 W21\$ E21 N4 E9 FGR=[YR=2022] S14 E21 N20 W21 S6\$ N6 E21 N23\$.											

LAND DESCRIPTION																								
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							