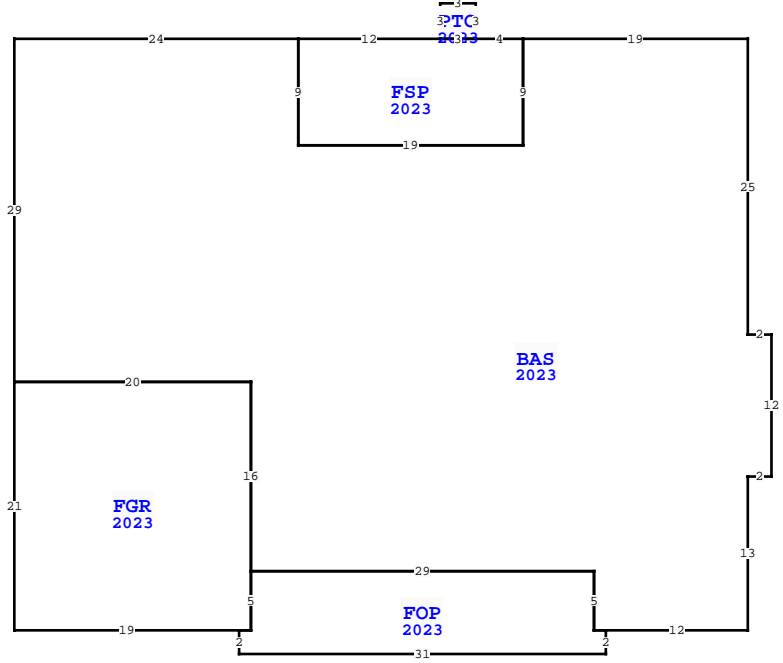




ELEMENT		CD	CONSTRUCTION		
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	100	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL	100		
Interior Floo	12	HARDWOOD	50		
Interior Floo	14	CARPET	50		
Ceiling	09	9 FT	100		
Heating Type	13	HEAT PUMP	100		
Air Condition	13	HEAT PUMP	100		
Bedrooms		4	100		
Bathrooms		2.5	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	2,388	100	2023	2,388	304,709
FGR	420	50	2023	210	26,796
FOP	207	30	2023	62	7,911
FSP	171	55	2023	94	11,994
PTO	9	5	2023	0	0
TOTALS	3,195			2,754	351,410

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: 2388			HX Base Yr 2024				



WAKULLA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	351,410			
TOTAL MARKET OB/XF VALUE	8,744			
TOTAL LAND VALUE - MARKET	50,000			
TOTAL MARKET VALUE	410,154			
SOH/AGL Deduction	39,869			
ASSESSED VALUE	370,285			
TOTAL EXEMPTION VALUE	HX HB VX 55,000			
BASE TAXABLE VALUE	315,285			
TOTAL JUST VALUE	410,154			
NCON VALUE	360,154			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	40,000			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
PR22-000047	SFD-CO	0	04/18/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1315/0225	5/31/2023	WD Q	Q	I	01	490,000

GRANTOR: HIDDEN FOREST PROPERTY						
GRANTEE: SCHAEFER KELLEY & P						
1212/0749	6/04/2021	WD Q	V	05		2,100,000
GRANTOR: HIDDEN FOREST OF WAKU						
GRANTEE: HIDDEN FOREST PROPE						

BUILDING NOTES
BUILDING DIMENSIONS
BAS=[YR=2023;ORIG=110,10] W19 S9 W19 N9 W24 S29 E20 S16 E29 S5 E1 E12 N13 E2 N12 W2 N25 \$
FSP=[YR=2023;ORIG=91,10] W4 W3 W12 S9 E19 N9 \$
PTO=[YR=2023;ORIG=87,7] W3 S3 E3 N3 \$
FGR=[YR=2023;ORIG=68,39] W20 S21 E19 E1 N5 N16 \$
FOP=[YR=2023;ORIG=97,55] W29 S5 W1 S2 E31 N2 W1 N5 \$

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	1,057.00	UT	6.00	6.00	100	2024	2023		100	6,342	
2	0211	CONCRETE W	0	100	47	4	188.00	SF	6.00	6.00	100	2024	2023		100	1,128	
3	0130	FIRE PLACE	0	100	0	0	1.00	UT	1,300.00	1,300.00	100	2024	2023		98	1,274	

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							