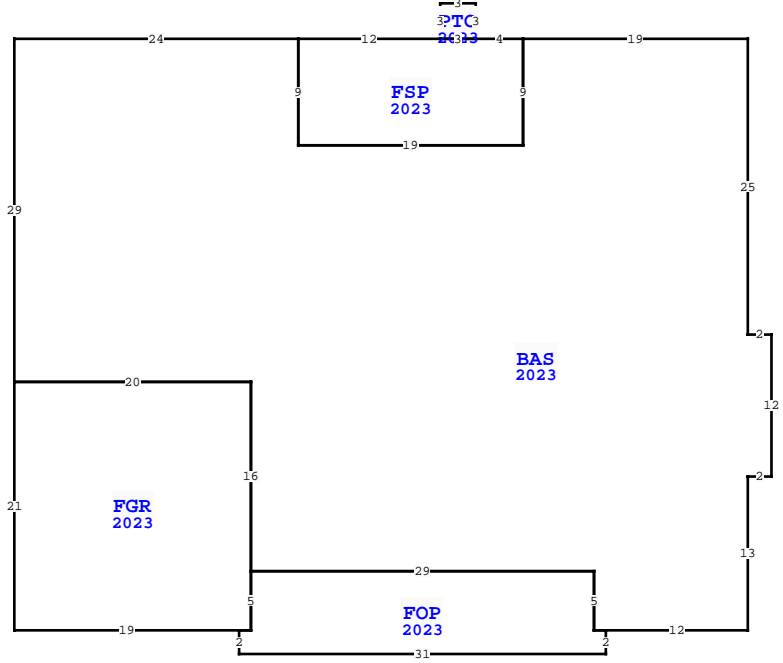




ELEMENT		CD	CONSTRUCTION		
Foundation	02		CONCR	SLAB 100	
Frame	02		WOOD	FRAME 100	
Exterior Wall	05		HARDIE	BRD 100	
Roof Structur	03		GABLE/HIP	100	
Roof Cover	03		COMP	SHNGL 100	
Interior Wall	05		DRYWALL	100	
Interior Floo	12		HARDWOOD	50	
Interior Floo	14		CARPET	50	
Ceiling	09		9 FT	100	
Heating Type	13		HEAT PUMP	100	
Air Condition	13		HEAT PUMP	100	
Bedrooms			4	100	
Bathrooms			2.5	100	
Stories			1.	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			
VALUATION SUMMARY			PAGE 1 of 1
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
PU SFD AND XFOBS; KEYED BY FR 11/3/23			
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	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	1,057.00	SF	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	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	
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 \$	

LAND DESCRIPTION																								
TOTAL OB/XF 8,744																								
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							