



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	08		8 FT 100		
Heating Type	13		HEAT PUMP 100		
Air Condition	13		HEAT PUMP 100		
Bedrooms			4 100		
Bathrooms			2 100		
Stories	1.		1. 100		
Units			0 100		
Condition Adj	12		AVERAGE 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	1,795	100	2023	1,795	230,424
FGR	420	50	2023	210	26,958
FOP	105	30	2023	32	4,108
FSP	160	55	2023	88	11,297
PTO	9	5	2023	0	0
TOTALS	2,489			2,125	272,786

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: 1795						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	272,786			
TOTAL MARKET OB/XF VALUE	7,218			
TOTAL LAND VALUE - MARKET	50,000			
TOTAL MARKET VALUE	330,004			
SOH/AGL Deduction	136,259			
ASSESSED VALUE	193,745			
TOTAL EXEMPTION VALUE	HX HB 50,000			
BASE TAXABLE VALUE	143,745			
TOTAL JUST VALUE	330,004			
NCON VALUE	280,004			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	40,000			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
PR22-000020	SFD-CO	0	02/09/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1297/0438	1/13/2023	WD Q	Q	I	01	405,900

BUILDING NOTES						
GRANTOR: HIDDEN FOREST PROPERTY						
GRANTEE: DINGEE ELIZABETH PA						
1212/0749	6/04/2021	WD Q	V	05	2,100,000	
GRANTOR: HIDDEN FOREST OF WAKU						
GRANTEE: HIDDEN FOREST PROPE						

BUILDING DIMENSIONS						
BAS=[YR=2023;ORIG=20,20] E17 E16 E17 S34 W4 S6 W11 N3 W4 S5 W1 W9 N11 W21 N31 \$						
FSP=[YR=2023;ORIG=37,10] E16 S10 W16 N10 \$						
PTO=[YR=2023;ORIG=34,13] E3 S3 W3 N3 \$						
FGR=[YR=2023;ORIG=20,51] E21 S20 W21 N20 \$						
FOP=[YR=2023;ORIG=51,57] E4 S3 E11 S5 W10 S2 W6 N5 E0.11 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		991.00	6.00	100	2024	2023	AV	100	5,946
2	0211	CONCRETE W	0	100	53	4		212.00	6.00	100	2024	2023	AV	100	1,272

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							