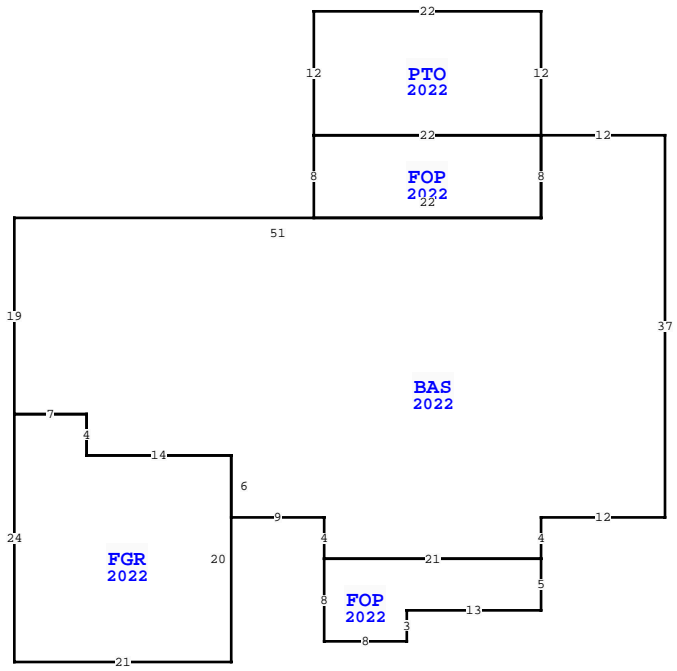




ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	90	
Exterior Wall	11	AVERAGE		10	
Roof Structur	03	GABLE/HIP		100	
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL		100	
Interior Floo	12	HARDWOOD		90	
Interior Floo	11	CLAY TILE		10	
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,853	100	2022	1,853	239,288
FGR	448	50	2022	224	28,927
FOP	129	30	2022	39	5,036
FOP	176	30	2022	53	6,844
PTO	264	5	2022	13	1,679
TOTALS	2,870			2,182	281,774

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: 1853	HX Base Yr 2023



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			281,774
TOTAL MARKET OB/XF VALUE			7,141
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			338,915
SOH/AGL Deduction			0
ASSESSED VALUE			338,915
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			288,915
TOTAL JUST VALUE			338,915
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			341,396
FR PU NEW SFD & XFOBS 0210,0211			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OBN23-00043	GENERATOR-CC		10/11/2023
PR22-000032	SFD-CO	0	03/15/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1286/0621	10/05/2022	WD Q	Q	I	01	400,400
GRANTOR: HIDDEN FOREST PROPERT						
GRANTEE: PICOU HEATHER BREWT						
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	1,035.00	SF	6.00	6.00	100	2022	2022	3	97	6,024	
2	0211	CONCRETE W	0	100	48	192.00	SF	6.00	6.00	100	2022	2022	3	97	1,117	

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	DPHT 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							