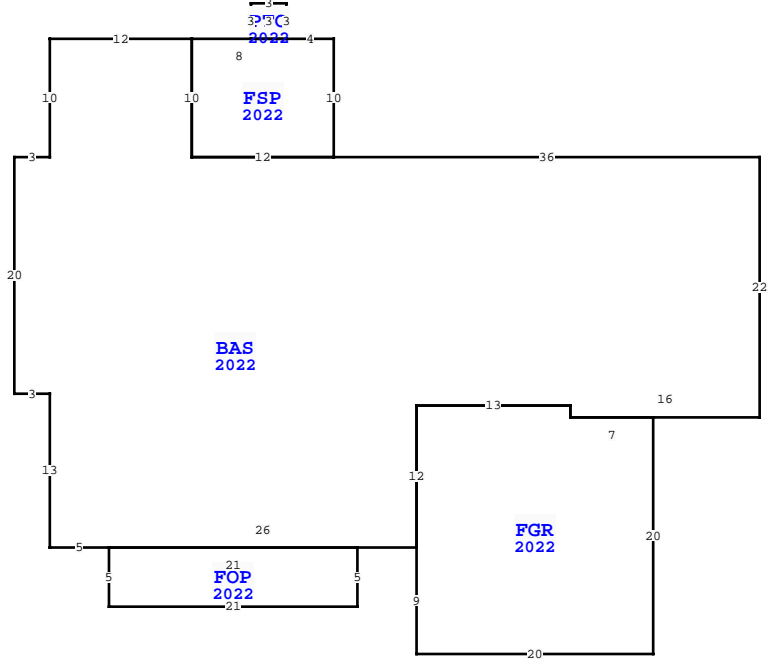




ELEMENT		CD	CONSTRUCTION		
Foundation	02		CONCR	SLAB 100	
Frame	02		WOOD	FRAME 100	
Exterior Wall	05		HARDIE BRD	100	
Roof Structur	03		GABLE/HIP	100	
Roof Cover	03		COMP SHNGL	100	
Interior Wall	05		DRYWALL	100	
Interior Floo	12		HARDWOOD	50	
Interior Floo	14		CARPET	50	
Ceiling	09		9 FT	100	
Heating Type	04		AIR DUCTED	100	
Air Condition	03		CENTRAL	100	
Bedrooms			4	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	1,828	100	2022	1,828	232,911
FGR	413	50	2022	206	26,247
FOP	105	30	2022	32	4,077
FSP	120	55	2022	66	8,409
PTO	9	5	2022	0	0
TOTALS	2,475			2,132	271,644

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,132	117.8000	128.70	274,388	2022	2022	0	0	1.00	99.00
1 SINGLE FAM 100% - 2024 Heated Area: 1828 HX Base Yr 2024											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			271,644
TOTAL MARKET OB/XF VALUE			8,526
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			330,170
SOH/AGL Deduction			51,322
ASSESSED VALUE			278,848
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			228,848
TOTAL JUST VALUE			330,170
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			332,370
FR PU NEW SFD & XFOBS 0210,0211			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
PR22-000046	SFD-CO	0	04/18/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1292/0561	11/16/2022	WD Q	Q	I	01	419,100
GRANTOR: HIDDEN FOREST PROPERTY						
GRANTEE: BACHELER STEWARD B						
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	NOTES
1	0210	CONCRETE D	0	100	0	1,237.00	SF	6.00	6.00	
2	0211	CONCRETE W	0	100	57	228.00	SF	6.00	6.00	

TOTAL OB/XF																								
8,526																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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							

BUILDING NOTES						
BLD DATE						
XF DATE						
INC DATE						
LGL DATE						
LAND DATE						
AG DATE						
06/25/2021 PBNM						

BUILDING DIMENSIONS						
BAS=[YR=2022] W36 FSP=[YR=2022] N10 W4 PTO=[YR=2022] N3 W3 S3 E3\$ W8 S10 E12\$ W12 N10 W12 S10 W3 S20 E3 S13 E5						
FOP=[YR=2022] S5 E21 N5 W21\$ E26 FGR=[YR=2022] S9 E20 N20 W7 N1 W13 S12\$ N12 E13 S1 E16 N22\$.						

LAND DESCRIPTION																								
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																								