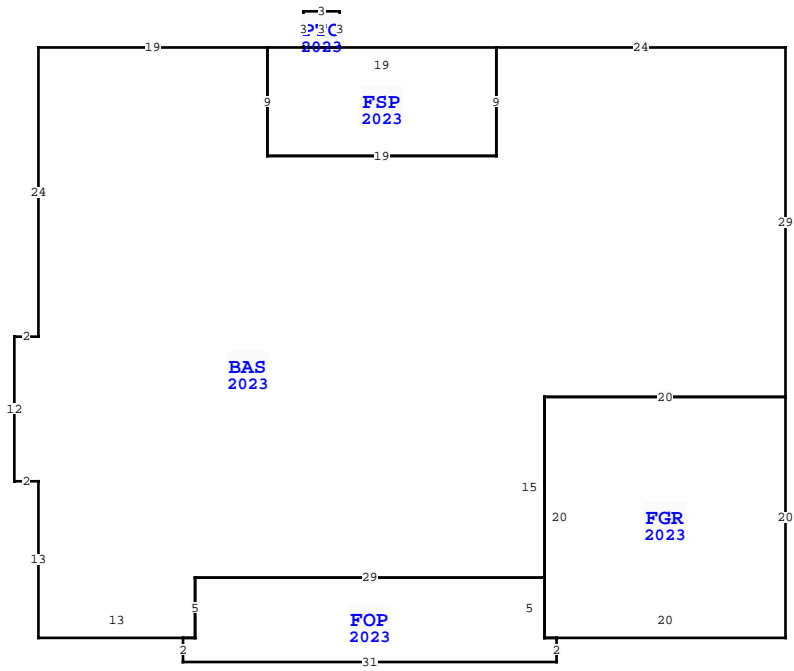




ELEMENT		BUILDING CHARACTERISTICS	
ELEMENT	CD	CONSTRUCTION	
Foundation	02	CONCR SLAB 100	
Frame	02	WOOD FRAME 100	
Exterior Wall	05	HARDIE BRD 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	12	HARDWOOD 50	
Interior Floo	14	CARPET 50	
Ceiling	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	
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
BAS	2,346	100	2023
FGR	400	50	2023
FOP	207	30	2023
FSP	171	55	2023
PTO	9	5	2023
TOTALS	3,133		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,702	116.8000	127.60	344,775	2023	2023	0	0	0.00	100.00	
1 SINGLE FAM 0% - 2024 Heated Area: 2346 HX Base Yr												



WAKULLA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			344,775
TOTAL MARKET OB/XF VALUE			8,996
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			403,771
SOH/AGL Deduction			0
ASSESSED VALUE			403,771
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			403,771
TOTAL JUST VALUE			403,771
NCON VALUE			353,771
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			40,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
PR22-000044	SFD-CO	0	04/18/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1314/0375	5/22/2023	WD Q	Q	I	01	514,000

GRANTOR: HIDDEN FOREST PROPERTY						
GRANTEE: ANDINO MARISELA & 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=20,10] E19 S9 E19 N9 E24 S29 W20 S15 W29 S5 W13 N13 W2 N12 E2 N24 \$						
FGR=[YR=2023;ORIG=62,39] E20 S20 W20 N20 \$						
FOP=[YR=2023;ORIG=33,54] E29 S5 E1 S2 W31 N2 E1 N5 \$						
FSP=[YR=2023;ORIG=39,10] E19 S9 W19 N9 \$						
PTO=[YR=2023;ORIG=42,7] E3 S3 W3 N3 \$						

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	0	0	0	1,095.00	SF	6.00	6.00	100	2024	2023	AV	100	6,570	
2	0211	CONCRETE W	0	0	48	4	192.00	SF	6.00	6.00	100	2024	2023	AV	100	1,152	
3	0130	FIRE PLACE	0	0	0	0	1.00	UT	1,300.00	1,300.00	100	2024	2023	AV	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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000								