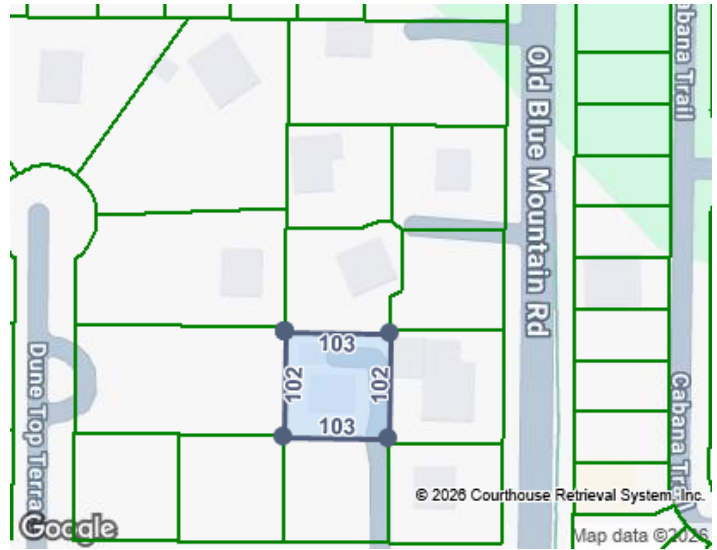




LOCATION

Property Address	1990 S County Highway 83 Santa Rosa Beach, FL 32459-4573
Subdivision	Rolling Dunes Estates Unit II
County	Walton County, FL

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	12-3S-20-34060-000-0041
Alternate Parcel ID	
Account Number	
District/Ward	7
2020 Census Trct/Blk	9506.06/1
Assessor Roll Year	2025

PROPERTY SUMMARY

Property Type	Residential
Land Use	Single Family
Improvement Type	Single Family
Square Feet	2870

CURRENT OWNER

Name	H4 Squared LLC
Mailing Address	7516 Creekton Dr Louisville, KY 40241-6430

SCHOOL ZONE INFORMATION

Dune Lakes Elementary School	7.6 mi
Elementary: K to 5	Distance
Emerald Coast Middle School	5.3 mi
Middle: 6 to 8	Distance
South Walton High School	2.8 mi
High: 9 to 12	Distance

SALES HISTORY THROUGH 01/23/2026

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
8/15/2022	\$1,750,000	H4 Squared LLC	Marshall Daniel G	Warranty Deed		3264/1394 20220038306
8/5/2019	\$785,000	Marshall Daniel G	Peters Stephen L	Warranty Deed		3113/4982 20190026790
5/13/2013	\$359,000	Peters Stephen L	Reinhart Avilda Sylvia	Warranty Deed		2920/115 1237915
2/11/2010	\$100	Reinhart Alvida Sylvia	Reinhart Alvida Sylvia Trustee Of John	Trustees/Substitute Trustees Deed	2	2836/272

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount
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Appraisal Year	2025	Assessment Year	2025
Appraised Land	\$280,000	Assessed Land	\$280,000
Appraised Improvements	\$842,350	Assessed Improvements	\$842,350
Total Tax Appraisal	\$1,122,350	Total Assessment	\$1,122,350
		Exempt Amount	
		Exempt Reason	

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2025			\$10,141.22
2024			\$10,346.90
2023			\$10,387.19
2022			\$6,920.16
2021			\$5,351.85
2020			\$4,758.63
2019			\$3,796.34
2018			\$3,597.43
2017			\$3,061.40
2016			\$2,969.24
2015			\$2,668.47
2014			\$2,665.24
2013			\$2,364.89

MORTGAGE HISTORY

Date	Loan Amount	Borrower	Lender	Book/Page or Document#
08/15/2022	\$1,400,000	H4 Squared LLC	Key Bank	3264/1400 20220038308
08/05/2019	\$785,000	Marshall Daniel G	Morgan Stanley Private Bank	3114/1 20190026791
05/13/2013	\$287,200	Peters Stephen L	First Florida Bank	2920/118 1237916

FORECLOSURE HISTORY

No foreclosures were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

	Assessor	MLS
Bedrooms	5	5
Bathrooms	5	5
Year Built	1986	1986
Heated/Cooled Sq Ft	2,870	2,833
Acreage	0.242	

PROPERTY CHARACTERISTICS: EXTRA FEATURES

Feature	Size or Description	Year Built	Condition
Asphalt	1 UT		
Dec Fence	1 LF	2013	
Concrete	1 UT		

Shower Sta	1 UT	
Con Swim P	1 UT	2013
Pool Decks	1 UT	2013

PROPERTY CHARACTERISTICS: LOT

Land Use	Single Family	Lot Dimensions	
Block/Lot	/4	Lot Square Feet	10,541
Latitude/Longitude	30.342408°/-86.201441°	Acreage	0.242

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source	Road Type
Electric Source	Topography
Water Source	District Trend
Sewer Source	Special School District 1
Zoning Code	Special School District 2
Owner Type	

LEGAL DESCRIPTION

Subdivision	Rolling Dunes Estates Unit II	Plat Book/Page	
Block/Lot	/4	District/Ward	7
Description	Lot 4 Rolling Dunes Est Unit II Pb 5-86 Or 2525-294 Or 2788-1217 Less & Except East 111.27 Ft Lot 4 Rolling Dunes Est Phs Two Or 2820-3642 Or 2836-272 Or 3113-4982 Or 3264-1394		

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	12131C0679H	12/30/2020

LISTING ARCHIVE

MLS #	Status	Status Change Date	List Date	List Price	Closing Date	Closing Price	Listing Agent	Listing Broker	Buyer Agent	Buyer Broker
899638	Sold	08/18/2022	05/27/2022	\$1,650,000	08/17/2022	\$1,750,000	Kurt J Sprigler	Compass	The Richards Group	Scenic Sotheby's International Realty
823813	Sold	08/07/2019	05/28/2019	\$799,000	08/05/2019	\$785,000	Scott Martineau	Re/Max Coastal Properties	Kurt J Sprigler LLC	Keller Williams Realty Srb
589987	Sold	05/13/2013	01/25/2013	\$359,000	05/13/2013	\$359,000	Barbara S Lovell	Berkshire Hathaway Homeservices	Scott Martineau	Re/Max Coastal Properties
561870	Expired	12/31/2012	08/01/2011	\$369,950			Tony Wood	Keller Williams Realty Destin		
539979	Expired	07/15/2011	06/15/2010	\$595,000			David Kramer	Isle Of View Realty		