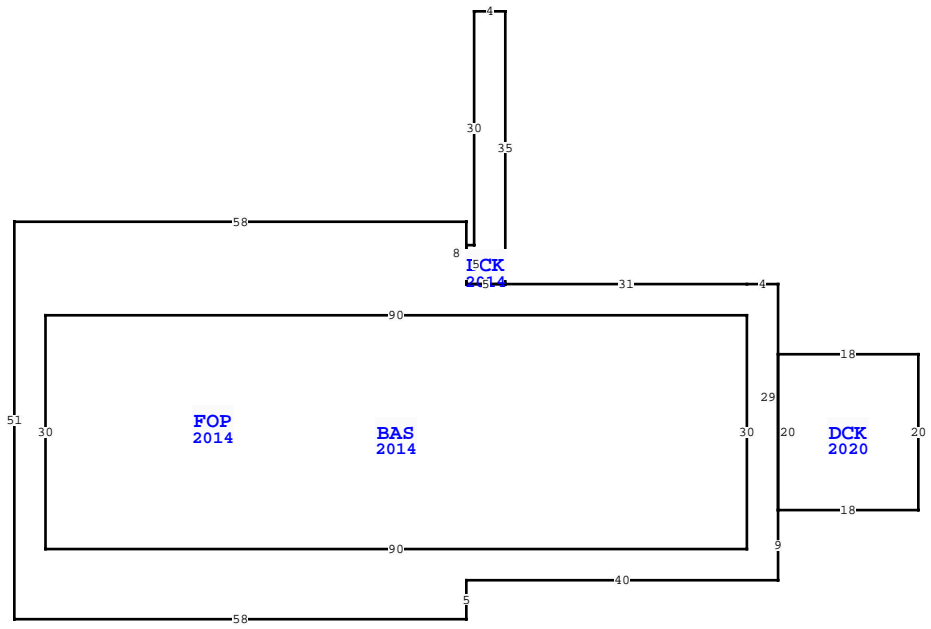




ELEMENT		CD	CONSTRUCTION		
Foundation	03		CONCR	STEM 100	
Frame	02		WOOD	FRAME 100	
Exterior Wall	32		LOG SIDING	100	
Roof Structur	03		GABLE/HIP	100	
Roof Cover	03		COMP SHNGL	100	
Interior Wall	05		DRYWALL	100	
Interior Floo	12		HARDWOOD	50	
Interior Floo	14		CARPET	50	
Heating Type	13		HEAT PUMP	100	
Air Condition	13		HEAT PUMP	100	
Bedrooms			4	100	
Bathrooms			3.5	100	
Story Height			0	100	
Stories	1.		1.	100	
Units			0	100	
Quality	03		AVERAGE		
DOR CODE	5000		IMPRVD AG RES		
MAP NUM	1		MKT AREA	12	
NEIGHBORHOOD/LOC	356.00		1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,700	100	2014	2,700	274,250
DCK	145	10	2014	14	1,422
DCK	360	10	2020	36	3,656
FOP	4,478	30	2014	1,343	136,414
TOTALS	7,683			4,093	415,744

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	0%	- 2024		Heated Area: 2700					HX Base Yr		



WAKULLA COUNTY PROPERTY			PAGE 1 of 2	3
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE		482,782		
TOTAL MARKET OB/XF VALUE		10,227		
TOTAL LAND VALUE - MARKET		151,350		
TOTAL MARKET VALUE		515,747		
SOH/AGL Deduction		0		
ASSESSED VALUE		515,747		
TOTAL EXEMPTION VALUE		0		
BASE TAXABLE VALUE		515,747		
TOTAL JUST VALUE		644,359		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		710,350		

2024 AG APP RECVD APPRVD			
5 YR CHK NO CHANGE			
2022 AG REINSTATED RENEWAL RECVD			
2022 AG RENEWAL RECD			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2014956	MOTHER-IN-LAW STE	0	12/03/2014
2014712	GAS	0	08/27/2014
201412	SFD-CO	0	01/06/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1320/0754	6/28/2023	WD Q	Q	I	01	700,000
GRANTOR: KASHETA ERIC J & TRYS						
GRANTEE: FRITSCH BILLY DALE						
1256/0226	3/11/2022	WD Q	Q	I	01	570,000
GRANTOR: PERRY OWENS JENNY R						
GRANTEE: KASHETA ERIC J & TR						

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	0130	FIRE PLACE	0	0	0	1.00	UT	1,300.00	1,300.00	100	2014	2014	3	82	1,066	
2	0213	CONCRETE P	0	0	15	225.00	SF	6.00	6.00	100	2017	2017	3	100	1,350	
3	0210	CONCRETE D	0	0	0	1,533.00	SF	6.00	6.00	100	2017	2017	3	76	6,990	
4	0055	PORTABLE C	0	0	18	360.00	SF	3.00	3.00	100	2017	2017	3	76	821	

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000110	C	SFR RURAL	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,000							
2	005970	A	TIMBER MIX 1	0					22.27	AC		1.00	1.00	1.00	325.00	325.00	7,238							
3	005996	A	AG WETLAND	0					5.00	AC		1.00	1.00	1.00	100.00	100.00	500							

FORBES PRESERVE LOT 2  
 OR 829 P 285 OR 925 P 391 ESMT  
 OR 1085 P 599 OR 1256 P 226

THE BILLY DALE FRITSCH JR REVOCABLE TRUST/FRITSCH  
 2149 SW 77TH AVE  
 BELL, FL 32619

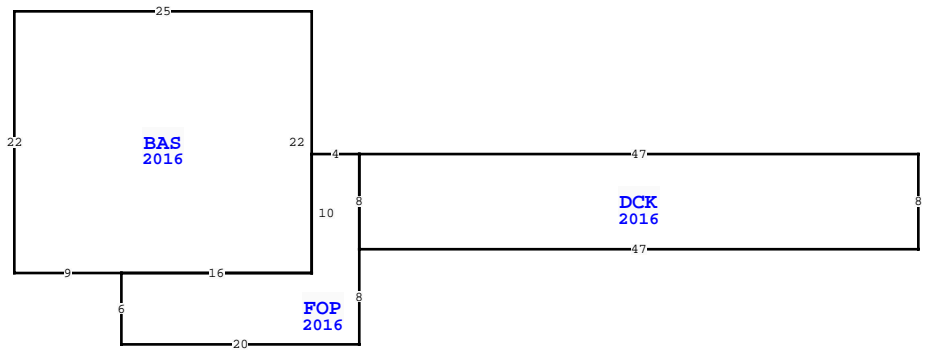
2024

00-00-019-356-06531-002



ELEMENT		CD		CONSTRUCTION	
Foundation	07	PIER BLOCK	100		
Frame	02	WOOD FRAME	100		
Exterior Wall	32	LOG SIDING	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	50		
Interior Wall	06	CUST PANEL	50		
Interior Floo	10	LAMINATED	90		
Interior Floo	11	CLAY TILE	10		
Heating Type	13	HEAT PUMP	100		
Air Condition	13	HEAT PUMP	100		
Bedrooms		1	100		
Bathrooms		1	100		
Story Height		0	100		
Stories	1.	1.	100		
Units		0	100		
Quality	03	AVERAGE			
DOR CODE	5000 IMPRVD AG RES				
MAP NUM	1	MKT AREA			12
NEIGHBORHOOD/LOC	356.00		1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	550	100	2016	550	57,973
DCK	376	10	2016	38	4,006
FOP	160	30	2016	48	5,059
TOTALS	1,086			636	67,038

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0102	01	636	119.3000	113.34	72,084	2016	2016	0	0	0	7.00	93.00		
2 Guest/In-Law 0% - 2024 Heated Area: 550 HX Base Yr														



WAKULLA COUNTY PROPERTY			PAGE 2 of 2	3
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 3	Tax Dist:			
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ASSESSED VALUE		515,747		
TOTAL EXEMPTION VALUE		0		
BASE TAXABLE VALUE		515,747		
TOTAL JUST VALUE		644,359		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		710,350		

2022 AG REMOVED NO RETURN CARD			
2022 HX CARD RETURNED; TEMPORARILY AWAY			
2022 AG RENEW CARD RETURNED; NO FRWD ADDR			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1320/0754	6/28/2023	WD Q	Q	I	01	700,000
GRANTOR: KASHETA ERIC J & TRYS						
GRANTEE: FRITSCH BILLY DALE						
1256/0226	3/11/2022	WD Q	Q	I	01	570,000
GRANTOR: PERRY OWENS JENNY R						
GRANTEE: KASHETA ERIC J & TR						

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

TOTAL OB/XF														0										
LAND DESCRIPTION																								
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

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2016] W25 S22 E9 FOP=[YR=2016] S6 E20 N8													
DCK=[YR=2016] E47 N8 W47 S8\$ N8 W4 S10 W16\$ E16 N22\$.													