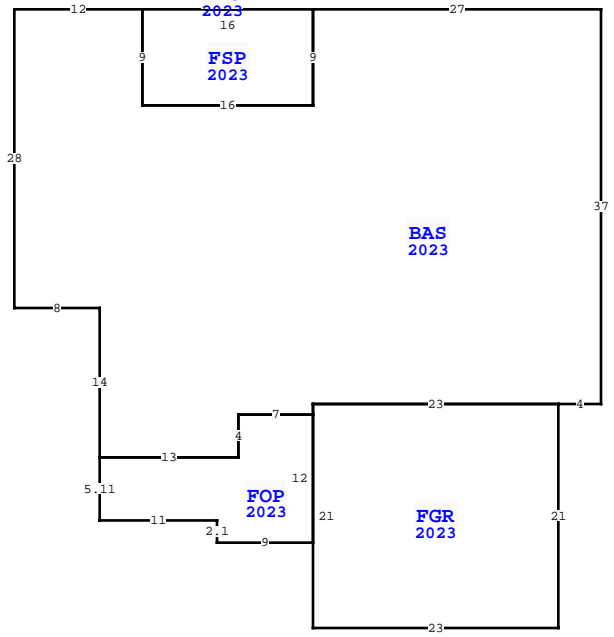


| ELEMENT | CD | CONSTRUCTION |
|------------------|--------|----------------|
| Foundation | 02 | CONCR SLAB 100 |
| Frame | 02 | WOOD FRAME 100 |
| Exterior Wall | 05 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floor | 10 | LAMINATED 90 |
| Interior Floor | 11 | CLAY TILE 10 |
| Ceiling | 09 | 9 FT 100 |
| Heating Type | 13 | HEAT PUMP 100 |
| Air Condition | 13 | HEAT PUMP 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Condition Adj | 12 | AVERAGE 100 |
| Quality | 03 | AVERAGE |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | 4 | MKT AREA 10 |
| NEIGHBORHOOD/LOC | 437.00 | 1.08/ |

| 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 | | 267,120 | 2023 | 2023 | 0 | 0 | 0.00 | 100.00 |
| Heated Area: 1891 | | | | | | HX Base Yr 2024 | | | | | |



| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS | 1,891 | 100 | 2023 | 1,891 | 223,308 |
| FGR | 483 | 50 | 2023 | 242 | 28,578 |
| FOP | 165 | 30 | 2023 | 50 | 5,905 |
| FSP | 144 | 55 | 2023 | 79 | 9,329 |
| PTO | 9 | 5 | 2023 | 0 | 0 |
| TOTALS | 2,692 | | | 2,262 | 267,120 |

| 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 | 1,757.00 | SF | 6.00 | 6.00 | 100 | 2024 | 2023 | AV | 100 | 10,542 | |
| 2 | 0211 | CONCRETE W | 0 | 100 | 0 | 244.00 | SF | 6.00 | 6.00 | 100 | 2024 | 2023 | AV | 100 | 1,464 | |

| TOTAL OB/XF | | | | | | | | | | | |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 12,006 | | | | | | | | | | | |

| LAND DESCRIPTION | | | | | | | | | | | | | | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | 100 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 70,000.00 | 70,000.00 | 70,000 | | | | | | | |

| TOTAL OB/XF | | | | | | | | | | | |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 12,006 | | | | | | | | | | | |

| WAKULLA COUNTY PROPERTY | | | |
|---------------------------|-----------|--------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 3 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 267,120 |
| TOTAL MARKET OB/XF VALUE | | | 12,006 |
| TOTAL LAND VALUE - MARKET | | | 70,000 |
| TOTAL MARKET VALUE | | | 349,126 |
| SOH/AGL Deduction | | | 0 |
| ASSESSED VALUE | | | 349,126 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 | |
| BASE TAXABLE VALUE | | | 299,126 |
| TOTAL JUST VALUE | | | 349,126 |
| NCON VALUE | | | 279,126 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 60,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|------------|
| B23-000734 | SFD-CO | 0 | 06/27/2023 |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / I | V / I | RSN CD | SALE PRICE |
| 1338/0503 | 11/28/2023 | WD Q | Q | I | 01 | 448,600 |
| GRANTOR: PRECISION HOME BUILDE | | | | | | |
| GRANTEE: RAMSEY SHELBY & JEN | | | | | | |
| 1313/0206 | 5/17/2023 | WD Q | Q | V | 01 | 75,000 |
| GRANTOR: THE RETREAT AT WAKULL | | | | | | |
| GRANTEE: PRECISION HOME BUIL | | | | | | |

| BUILDING NOTES | | | | | | | | | | | |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2023;ORIG=19,10] E12 S9 E16 N9 E27 S37 W4 W23 S1 W7 S4 W13 N14 W8 N28 \$ | | | | | | | | | | | |
| FSP=[YR=2023;ORIG=31,10] E16 S9 W16 N9 \$ | | | | | | | | | | | |
| PTO=[YR=2023;ORIG=37,7] E3 S3 W3 N3 \$ | | | | | | | | | | | |
| FGR=[YR=2023;ORIG=47,47] E23 S21 W23 N21 \$ | | | | | | | | | | | |
| FOP=[YR=2023;ORIG=27,52] E13 N4 E7 S12 W9 N2.1 W11 N5.11 \$ | | | | | | | | | | | |