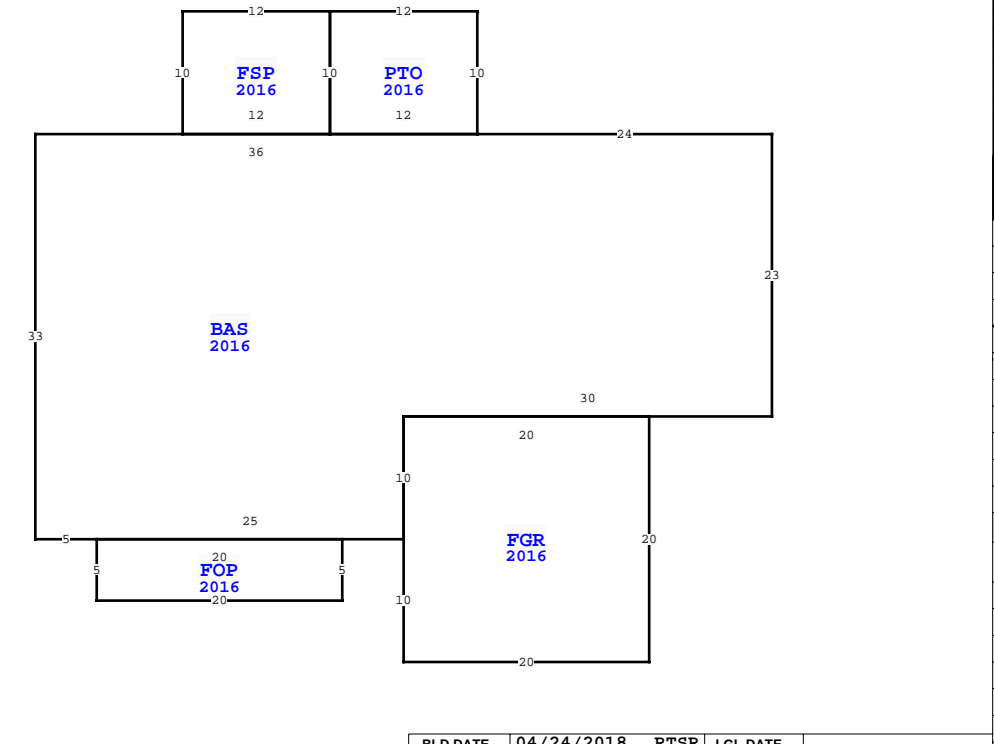


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	GALVALUM 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	1,982	121.5000	132.74	263,091	2016	2016	0	0	0	7.00	93.00		



Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	1	MKT AREA 10			
NEIGHBORHOOD/LOC	139.00	1.15/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	2016	1,680	207,393
FGR	400	50	2016	200	24,690
FOP	100	30	2016	30	3,703
FSP	120	55	2016	66	8,148
PTO	120	5	2016	6	740
TOTALS	2,420			1,982	244,675

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			244,675
TOTAL MARKET OB/XF VALUE			18,864
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			338,539
SOH/AGL Deduction			84,031
ASSESSED VALUE			254,508
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			204,508
TOTAL JUST VALUE			338,539
NCON VALUE			11,551
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			295,022
5 YR CH FR 5/16/23 PU XFOB			
5 YR PRCL CH, PU NEW SFD & XFOB LN 1-3			
NO SOH TO PORT FROM 10979-000 FOR 2017/WELLS			
TO CREATE LOT FOR NEW SUB PINEY GROVE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
16000282	SFD	0	04/12/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1016/0120	9/23/2016	CR	U	V	11	12,000
GRANTOR: PAFFORD PROPERTIES &						
GRANTEE: WELLS COLEMAN DALE						
1013/0177	9/23/2016	WD	U	I	11	223,300
GRANTOR: PAFFORD PROPERTIES &						
GRANTEE: WELLS COLEMAN DALE						

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	1,214.00	SF	6.90	6.90	100	2016	2016	3	72	6,031	
2	0211	CONCRETE W	0	100	54	162.00	SF	6.90	6.90	100	2016	2016	3	72	805	
3	0625	PORT WD UT	0	100	12	96.00	SF	6.90	6.90	100	2016	2016	3	72	477	
4	0025	BARN, POLE	0	100	36	864.00	SF	14.38	14.38	100	2024	2021	AV	93	11,551	

BUILDING NOTES			
BLD DATE 04/24/2018 RTSR LGL DATE 04/24/2018 RTSR			
XF DATE 04/24/2017 RTSR LAND DATE 04/24/2018 RTSR			
INC DATE AG DATE			

BUILDING DIMENSIONS			
BAS=[YR=2016] W24 PTO=[YR=2016] N10 W12 S10 FSP=[YR=2016] N10 W12 S10 E12\$ E12\$ W36 S33 E5 FOP=[YR=2016] S5 E20 N5 W20\$ E25 FGR=[YR=2016] S10 E20 N20 W20 S10\$ N10 E30 N23\$.			

LAND DESCRIPTION														TOTAL OB/XF 18,864										
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			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							