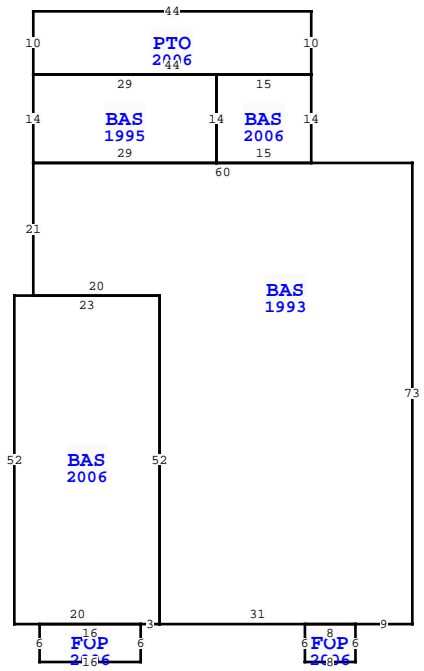


BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Foundation	02	CONCR SLAB 100			
Frame	03	MASONRY 100			
Exterior Wall	04	SINGLE SID 50			
Exterior Wall	15	CONC BLOCK 50			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	05	ASPH TILE 50			
Interior Floor	11	CLAY TILE 50			
Ceiling	01	FIN.SUSPD 100			
Heating Type	04	AIR DUCTED 100			
Air Condition	06	ENG CENTRL 100			
Fixtures		14 100			
Story Height		0 100			
RMS		20 100			
Stories	1.	1. 100			
Class	00	N/A 100			
Units		0 100			
Quality	03	AVERAGE			
DOR CODE	1920	VET OFFICE			
MAP NUM	2	MKT AREA 10			
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,340	100	1993	3,340	254,976
BAS	406	100	1995	406	30,994
BAS	210	100	2006	210	16,032
BAS	1,196	100	2006	1,196	91,303
FOP	48	30	2006	14	1,069
FOP	96	30	2006	29	2,214
PTO	440	5	2006	22	1,680
TOTALS	5,736			5,217	398,266

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	VET OFFICE	0% - 0									
Heated Area: 5152 HX Base Yr											



WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY				STANDARD		
VALUATION BY		Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE				398,266		
TOTAL MARKET OB/XF VALUE				74,692		
TOTAL LAND VALUE - MARKET				207,358		
TOTAL MARKET VALUE				680,316		
SOH/AGL Deduction				193,825		
ASSESSED VALUE				486,491		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				486,491		
TOTAL JUST VALUE				680,316		
NCON VALUE				0		
INCOME VALUE				0		
PREVIOUS YEAR MKT VALUE				682,838		
5 YR PRCL CH, PU XFOB LN 8-10, DEL XFOB LN 11						
ADD SS TO NOTC ON PRCL SCREEN						
XFOB LN 9-12						
RMS, FIXTS, PU CORR TRAV, PU XFOB LN 6-8, DEL						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
19000789	MECH-CO	0	05/10/2019			
15001056	MECH	0	11/19/2015			
2009942	ELECT	0	11/30/2009			
2008163	RELOCATE AIR GRIL	0	02/26/2008			
2008162	INSTALL ELEC SERV	0	02/26/2008			
2008128	FLOOR DRAINS	0	02/14/2008			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0791/0725	4/20/2009	WD	U	I	30	1,200,000
GRANTOR: MCKENZIE JOSEPH H. JR						
GRANTEE: VCA REAL PROPERTY A						
0582/0083	3/07/2005	WD	Q	I	03	906,264
GRANTOR: ROMEO ELLIOT HOLDINGS						
GRANTEE: MCKENZIE JOSEPH H.						
BUILDING NOTES						
BUILDING DIMENSIONS						
PTO=[YR=2006] W44 S10 E44 BAS=[YR=2006] W15 S14						
BAS=[YR=1995] N14 W29 S14 BAS=[YR=1993] S21 E20 S52						
BAS=[YR=2006] N52 W23 S52 E20 FOP=[YR=2006] W16 S6 E16 N6\$						
E3\$ E31 FOP=[YR=2006] W8 S6 E8 N6\$ E9 N73 W60\$ E29\$ E15 N14\$ N10\$.						

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	680.00	SF	6.00	6.00	100	2006	2006	3	27	1,102	
2	0211	CONCRETE W	0	0	141	6	846.00	SF	6.00	6.00	100	2006	2006	3	27	1,371	
3	0955	PRIVACY FE	0	0	0	0	136.00	LF	15.00	15.00	100	1983	1983	3	0	0	
4	1650	ANIMAL SHE	0	0	53	22	1,166.00	SF	38.00	38.00	100	2006	2006	3	80	35,446	
5	0090	CHAINLINK	0	0	0	0	320.00	LF	12.00	12.00	100	2006	2006	3	27	1,037	
6	0100	6" CHAINLI	0	0	0	0	10.00	LF	19.00	19.00	100	2006	2006	3	27	51	
7	0956	PRIVACY FE	0	0	0	0	6.00	LF	19.00	19.00	100	2006	2006	3	27	31	
8	0250	ASPHALT AV	0	0	0	0	20,103.00	SF	2.00	2.00	100	2019	2019	3	85	34,175	
9	0211	CONCRETE W	0	0	46	5	230.00	SF	6.00	6.00	100	2019	2019	3	85	1,173	
10	0625	PORT WD UT	0	0	10	6	60.00	SF	6.00	6.00	100	2019	2019	3	85	306	
TOTALS															74,692		

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	001910	C	MEDIC OFF	0			0.00	0.00	138.24	FF		1.00	1.00	1.00	1,500.00	1,500.00	207,358							