

HS 76 P-14-29-M-20C 3.71 AC
 SW CORNER OF SE 1/4
 OR 115 P 22 OR 135 P 934

FLORIDA INVESTMENT HOLDING GROUP 7 LLC/
 1400 VILLAGE SQUARE BLVD ST, 3-328
 TALLAHASSEE, FL 32327

2024

00-00-076-000-10257-026

ELEMENT		CD		CONSTRUCTION	
Foundation	07	PIER BLOCK	100		
Frame	02	WOOD FRAME	100		
Exterior Wall	26	AL SIDING	100		
Roof Structure	01	FLAT	100		
Roof Cover	01	MINIMUM	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	02	MIN PLYWD	100		
Heating Type	14	MINI SPLIT	100		
Air Condition	14	MINI SPLIT	100		
Bedrooms		2	100		
Bathrooms		1	100		
Stories	1.1	1.100			
Class	00	N/A	100		
Units		0	100		
Quality	03	AVERAGE			
DOR CODE	2800		PARKING/MH PARK		
MAP NUM	3	MKT AREA		10	
NEIGHBORHOOD/LOC	140.00		0.30/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	552	100	1993	552	6,674
DCK	12	10	1993	1	12
DCK	16	10	1993	2	24
TOTALS	580			555	6,710

MARKET ADJUSTMENTS																												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																	
1	MOBILE HOM	0%	- 2024		Heated Area: 552							HX Base Yr																
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>10/21/2021</th> <th>JSJS</th> <th>LGL DATE</th> <th></th> </tr> </thead> <tbody> <tr> <td>XF DATE</td> <td>10/21/2021</td> <td>JSJS</td> <td>LAND DATE</td> <td>10/21/2021 JSJS</td> </tr> <tr> <td>INC DATE</td> <td></td> <td></td> <td>AG DATE</td> <td></td> </tr> </tbody> </table>														BLD DATE	10/21/2021	JSJS	LGL DATE		XF DATE	10/21/2021	JSJS	LAND DATE	10/21/2021 JSJS	INC DATE			AG DATE	
BLD DATE	10/21/2021	JSJS	LGL DATE																									
XF DATE	10/21/2021	JSJS	LAND DATE	10/21/2021 JSJS																								
INC DATE			AG DATE																									

WAKULLA COUNTY PROPERTY				PAGE 1 of 8	3	
VALUATION SUMMARY						
VALUATION BY		STANDARD				
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE				54,534		
TOTAL MARKET OB/XF VALUE				0		
TOTAL LAND VALUE - MARKET				31,535		
TOTAL MARKET VALUE				86,069		
SOH/AGL Deduction				0		
ASSESSED VALUE				86,069		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				86,069		
TOTAL JUST VALUE				86,069		
NCON VALUE				0		
INCOME VALUE				0		
PREVIOUS YEAR MKT VALUE				68,782		
PRMT CK, PU MH @ 201 HICKORY AVE, AS FUTURE NEW.						
5 YR PRCL CK, N/C						
CORRECTED TYPO IN MAILING ADDRESS						
FR 5 YR CK, DEMO BLDG 10 & 11						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
B24-000581	MH		06/20/2024			
B24-000451	MH-CO		06/17/2024			
OBN23-00048	Safety Inspection		10/26/2023			
19000702	ELECTRIC	0	04/16/2019			
15000201	RELOCATE MH-CO	0	03/19/2015			
15000094	DEMO MH	0	02/24/2015			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1317/0278	6/15/2023	WD	Q	I	05	350,000
GRANTOR: HATTAWAY STEPHANIE						
GRANTEE: FLORIDA INVESTMENT						
1305/0520	12/03/2022	QC	U	I	11	100
GRANTOR: HATTAWAY ROBERT S						
GRANTEE: HATTAWAY STEPHANIE						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=1993] W37 DCK=[YR=1993] E4 N4 W4 S4\$ W9 S12 E34 DCK=[YR=1993] W4 S3 E4 N3\$ E12 N12\$.						

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
2	0700	PORT BLDG	0	0	0	2.00	SF	0.00	0.00	100	2016	2016	3	86	0	

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	002800	C	PARKING LOT	0			0.00	0.00	3.71	AC		1.00	1.00	1.00	8,500.00	8,500.00	31,535							

HS 76 P-14-29-M-20C 3.71 AC
 SW CORNER OF SE 1/4
 OR 115 P 22 OR 135 P 934

FLORIDA INVESTMENT HOLDING GROUP 7 LLC/
 1400 VILLAGE SQUARE BLVD ST, 3-328
 TALLAHASSEE, FL 32327

2024

00-00-076-000-10257-026

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	07	PIER BLOCK 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	GALVALUM 100
Interior Wall	05	DRYWALL 70
Interior Wall	03	PLASTER 30
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Class	00	N/A 100
Units		0 100
Quality	03	AVERAGE
DOR CODE	2800 PARKING/MH PARK	
MAP NUM	3	MKT AREA 10
NEIGHBORHOOD/LOC	140.00	0.30/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,140	100
UOP	16	25
UOP	16	25
TOTALS	1,172	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0200	02	1,148	120.0000	25.20	28,930	1996	1996	0	0	0	47.00	53.00	
2 MOBILE HOM 0% - 2024 Heated Area: 1140 HX Base Yr													
BLD DATE 10/21/2021 JSJS LGL DATE 10/21/2021 JSJS XF DATE 10/21/2021 JSJS LAND DATE 10/21/2021 JSJS INC DATE AG DATE													

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 8
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	54,534		
TOTAL MARKET OB/XF VALUE	0		
TOTAL LAND VALUE - MARKET	31,535		
TOTAL MARKET VALUE	86,069		
SOH/AGL Deduction	0		
ASSESSED VALUE	86,069		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	86,069		
TOTAL JUST VALUE	86,069		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	68,782		
QC FW			
5 YR PRCL CH, PU XFOB LN 2			
CARD 11 @ 176 HICKORY AVE			
CARD 10 @ 172 HICKORY AVE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
15000091	DEMO-VOID	0	02/23/2015
2010890	MH SETUP-CO	0	08/25/2010
2009933	MECH	0	11/24/2009
2009932	MECH	0	11/24/2009
2009934	MECH	0	11/24/2009
2009915	MH SET-UP-CO	0	11/13/2009
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD
1317/0278	6/15/2023	WD Q	I 05
GRANTOR: HATTAWAY STEPHANIE			
GRANTEE: FLORIDA INVESTMENT			
1305/0520	12/03/2022	QC U	I 11
GRANTOR: HATTAWAY ROBERT S			
GRANTEE: HATTAWAY STEPHANIE			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2011] W52 UOP=[YR=2011] E4 N4 W4 S4\$ W24 S15 E52			
UOP=[YR=2011] W4 S4 E4 N4\$ E24 N15\$.			

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
192 HICKORY AVE, CRAWFORDVILLE													
TOTAL OB/XF 0													

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
07	PIER BLOCK 100		
02	WOOD FRAME 100		
26	AL SIDING 100		
01	FLAT 100		
01	MINIMUM 100		
05	DRYWALL 60		
07	NONE 40		
02	MIN PLYWD 100		
03	FORCED AIR 100		
02	WINDOW 100		
1	1 100		
1.1	1.100		
00	N/A 100		
0	0 100		
03	AVERAGE		
2800	PARKING/MH PARK		
3	MKT AREA	10	
140.00		0.30/	
BAS	672	100	1993
			672
			4,752
TOTALS	672		672
			4,752

MARKET ADJUSTMENTS																										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND															
0200	02	672	84.2000	17.68	11,881	1970	1970	0	0	60.00	40.00															
3 MOBILE HOM 0% - 2024 Heated Area: 672 HX Base Yr																										
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XF DATE	10/21/2021	JSJS	LAND DATE	10/21/2021 JSJS																						
INC DATE			AG DATE																							

WAKULLA COUNTY PROPERTY		PAGE 3 of 8	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			54,534
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			31,535
TOTAL MARKET VALUE			86,069
SOH/AGL Deduction			0
ASSESSED VALUE			86,069
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			86,069
TOTAL JUST VALUE			86,069
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			68,782

CARD 9 @ 196 HICKORY AVE			
CARD 8 @ 192 HICKORY AVE			
CARD 7 @ 193 HICKORY AVE (MOVED FROM 168)			
CARD 6 @ 187 HICKORY AVE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2009897	MH SET-UP-CO	0	11/06/2009
2009896	MH SET-UP-CO	0	11/06/2009
2008634	MECH	0	07/22/2008
2008570	SWMH-CO	0	06/30/2008
2008553	DEMO EXISTING MH	0	06/24/2008
2008552	DEMO EXISTING MH	0	06/24/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1317/0278	6/15/2023	WD	Q	I	05	350,000
GRANTOR: HATTAWAY STEPHANIE						
GRANTEE: FLORIDA INVESTMENT						
1305/0520	12/03/2022	QC	U	I	11	100
GRANTOR: HATTAWAY ROBERT S						
GRANTEE: HATTAWAY STEPHANIE						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W56 S12 E56 N12S.	

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

HS 76 P-14-29-M-20C 3.71 AC
 SW CORNER OF SE 1/4
 OR 115 P 22 OR 135 P 934

FLORIDA INVESTMENT HOLDING GROUP 7 LLC/
 1400 VILLAGE SQUARE BLVD ST, 3-328
 TALLAHASSEE, FL 32327

2024

00-00-076-000-10257-026

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	07	PIER BLOCK	100
Frame	02	WOOD FRAME	100
Exterior Wall	26	AL SIDING	100
Roof Structure	01	FLAT	100
Roof Cover	01	MINIMUM	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	11	CLAY TILE	20
Heating Type	14	MINI SPLIT	100
Air Condition	14	MINI SPLIT	100
Bedrooms		2	100
Bathrooms		1	100
Stories	1.	1.	100
Class	00	N/A	100
Units		0	100
Quality	02	BELOW AVERAGE	
DOR CODE	2800	PARKING/MH PARK	
MAP NUM	3	MKT AREA	10
NEIGHBORHOOD/LOC	140.00	0.30/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	672	100	1993
TOTALS	672		5,013

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
4	MOBILE HOM	0%	- 2024		Heated Area: 672					HX Base Yr	
<div style="border: 1px solid black; width: 400px; height: 150px; margin: 0 auto; position: relative;"> <div style="position: absolute; top: -10px; left: 50%; transform: translate(-50%, -100%);">56</div> <div style="position: absolute; bottom: -10px; left: 50%; transform: translate(-50%, -100%);">56</div> <div style="position: absolute; left: 10px; top: 50%; transform: translateY(-50%);">12</div> <div style="position: absolute; right: 10px; top: 50%; transform: translateY(-50%);">12</div> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue;"> BAS 1993 </div> </div>											
BLD DATE	10/21/2021	JSJS	LGL DATE	10/21/2021	JSJS						
XF DATE	10/21/2021	JSJS	LAND DATE	10/21/2021	JSJS						
INC DATE			AG DATE								

WAKULLA COUNTY PROPERTY				PAGE 4 of 8	3
VALUATION SUMMARY				STANDARD	
VALUATION BY	Tax Group: 3			Tax Dist:	
BUILDING MARKET VALUE				54,534	
TOTAL MARKET OB/XF VALUE				0	
TOTAL LAND VALUE - MARKET				31,535	
TOTAL MARKET VALUE				86,069	
SOH/AGL Deduction				0	
ASSESSED VALUE				86,069	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				86,069	
TOTAL JUST VALUE				86,069	
NCON VALUE				0	
INCOME VALUE				0	
PREVIOUS YEAR MKT VALUE				68,782	
CARD 5 @ 206 HICKORY AVE					
CARD 4 @ 190 HICKORY AVE					
CARD 3 @ 202 HICKORY AVE					
CARD 2 @ 207 HICKORY AVE					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
2005865	ANTENNA CELL TOWE	0	06/23/2005		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1317/0278	6/15/2023	WD Q	Q	I	05	350,000
GRANTOR: HATTAWAY STEPHANIE						
GRANTEE: FLORIDA INVESTMENT						
1305/0520	12/03/2022	QC U	U	I	11	100
GRANTOR: HATTAWAY ROBERT S						
GRANTEE: HATTAWAY STEPHANIE						

EXTRA FEATURES																													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON																		
192 HICKORY AVE, CRAWFORDVILLE																													
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XF DATE	10/21/2021	JSJS	LAND DATE	10/21/2021	JSJS																								
INC DATE			AG DATE																										

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1993] W56 S12 E56 N12S.

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

HS 76 P-14-29-M-20C 3.71 AC
 SW CORNER OF SE 1/4
 OR 115 P 22 OR 135 P 934

FLORIDA INVESTMENT HOLDING GROUP 7 LLC/
 1400 VILLAGE SQUARE BLVD ST, 3-328
 TALLAHASSEE, FL 32327

2024

00-00-076-000-10257-026

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	07	PIER BLOCK	100
Frame	02	WOOD FRAME	100
Exterior Wall	26	AL SIDING	100
Roof Structur	01	FLAT	100
Roof Cover	01	MINIMUM	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	11	CLAY TILE	20
Heating Type	14	MINI SPLIT	100
Air Condition	14	MINI SPLIT	100
Bedrooms		2	100
Bathrooms		1	100
Stories	1.	1.	100
Class	00	N/A	100
Units		0	100
Quality	02	BELOW AVERAGE	
DOR CODE	2800 PARKING/MH PARK		
MAP NUM	3	MKT AREA	10
NEIGHBORHOOD/LOC	140.00	0.30/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	672	100	1993
DCK	12	10	1993
DCK	24	10	1993
TOTALS	708		

MARKET ADJUSTMENTS																												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																	
0200	02	675	88.8000	18.65	12,589	1970	1970	0	0	60.00	40.00																	
5 MOBILE HOM 0% - 2024 Heated Area: 672 HX Base Yr																												
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>10/21/2021</th> <th>JSJS</th> <th>LGL DATE</th> <th></th> </tr> </thead> <tbody> <tr> <td>XF DATE</td> <td>10/21/2021</td> <td>JSJS</td> <td>LAND DATE</td> <td>10/21/2021 JSJS</td> </tr> <tr> <td>INC DATE</td> <td></td> <td></td> <td>AG DATE</td> <td></td> </tr> </tbody> </table>														BLD DATE	10/21/2021	JSJS	LGL DATE		XF DATE	10/21/2021	JSJS	LAND DATE	10/21/2021 JSJS	INC DATE			AG DATE	
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XF DATE	10/21/2021	JSJS	LAND DATE	10/21/2021 JSJS																								
INC DATE			AG DATE																									

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 5 of 8
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			54,534
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			31,535
TOTAL MARKET VALUE			86,069
SOH/AGL Deduction			0
ASSESSED VALUE			86,069
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			86,069
TOTAL JUST VALUE			86,069
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			68,782
5 YR PRCL CH, CARD 1 @ 192 HICKORY AVE			
PU 1996 MH			
5 YR PRCL CH, PU MH W/ ADDRESS 168 HICKORY AVE			
CARD 2 207 HICKORY AVE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1317/0278	6/15/2023	WD Q	Q	I	05	350,000
GRANTOR: HATTAWAY STEPHANIE						
GRANTEE: FLORIDA INVESTMENT						
1305/0520	12/03/2022	QC U	U	I	11	100
GRANTOR: HATTAWAY ROBERT S						
GRANTEE: HATTAWAY STEPHANIE						

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
192 HICKORY AVE, CRAWFORDVILLE																
TOTALS 708 675 5,036																

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1993] W42 DCK=[YR=1993] E6 N4 W6 S4\$ W14 S12 E36													
DCK=[YR=1993] W3 S4 E3 N4\$ E20 N12\$.													

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV			

HS 76 P-14-29-M-20C 3.71 AC
 SW CORNER OF SE 1/4
 OR 115 P 22 OR 135 P 934

FLORIDA INVESTMENT HOLDING GROUP 7 LLC/
 1400 VILLAGE SQUARE BLVD ST, 3-328
 TALLAHASSEE, FL 32327

2024

00-00-076-000-10257-026

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	07	PIER BLOCK	100
Frame	02	WOOD FRAME	100
Exterior Wall	26	AL SIDING	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	50
Interior Floo	14	CARPET	50
Heating Type	14	MINI SPLIT	100
Air Condition	14	MINI SPLIT	100
Bedrooms		2	100
Bathrooms		1	100
Stories	1.	1.	100
Class	00	N/A	100
Units		0	100
Quality	02	BELOW AVERAGE	
DOR CODE	2800	PARKING/MH PARK	
MAP NUM	3	MKT AREA	10
NEIGHBORHOOD/LOC	140.00	0.30/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	784	100	2011
DCK	16	10	2015
DCK	16	10	2015
TOTALS	816		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0200	02	788	92.4000	19.40	15,287	1984	1984	0	0	60.00	40.00		
7 MOBILE HOM 0% - 2024 Heated Area: 784 HX Base Yr													
BLD DATE 10/21/2021 JSJS LGL DATE 10/21/2021 JSJS XF DATE 10/21/2021 JSJS LAND DATE 10/21/2021 JSJS INC DATE AG DATE													

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 6 of 8
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			54,534
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			31,535
TOTAL MARKET VALUE			86,069
SOH/AGL Deduction			0
ASSESSED VALUE			86,069
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			86,069
TOTAL JUST VALUE			86,069
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			68,782
5 YR PRCL CH, PU FNDN ON ALL CARDS			
SERIAL #66298649, PURCHASE PRICE \$10,000			
PRMT 2010890, MH SETUP, YR 1996, REDMAN			
PU SWMH CARD 12 @ 176 HICKORY AVE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1317/0278	6/15/2023	WD Q	Q	I	05	350,000
GRANTOR: HATTAWAY STEPHANIE						
GRANTEE: FLORIDA INVESTMENT						
1305/0520	12/03/2022	QC U	U	I	11	100
GRANTOR: HATTAWAY ROBERT S						
GRANTEE: HATTAWAY STEPHANIE						

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
192 HICKORY AVE, CRAWFORDVILLE														
BLD DATE 10/21/2021 JSJS LGL DATE 10/21/2021 JSJS XF DATE 10/21/2021 JSJS LAND DATE 10/21/2021 JSJS INC DATE AG DATE														
TOTALS 816 788 6,115														

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2011] W43 DCK=[YR=2015] E4 N4 W4 S4\$ W13 S14 E42			
DCK=[YR=2015] W4 S4 E4 N4\$ E14 N14\$.			

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

HS 76 P-14-29-M-20C 3.71 AC
 SW CORNER OF SE 1/4
 OR 115 P 22 OR 135 P 934

FLORIDA INVESTMENT HOLDING GROUP 7 LLC/
 1400 VILLAGE SQUARE BLVD ST, 3-328
 TALLAHASSEE, FL 32327

2024

00-00-076-000-10257-026

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	07	PIER BLOCK	100
Frame	02	WOOD FRAME	100
Exterior Wall	26	AL SIDING	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	100
Interior Wall	05	DRYWALL	100
Interior Floo	07	VYL PLANK	50
Interior Floo	08	SHT VINYL	50
Heating Type	14	MINI SPLIT	100
Air Condition	14	MINI SPLIT	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Class	00	N/A	100
Units		0	100
Quality	02	BELOW AVERAGE	
DOR CODE	2800 PARKING/MH PARK		
MAP NUM	3	MKT AREA	10
NEIGHBORHOOD/LOC	140.00	0.30/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	924	100	2008
TOTALS	924		7,918

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
8 MOBILE HOM		0%	- 2024		17.14	15,837	1993	1993	0	0	50.00
				Heated Area:	924	HX Base Yr					
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> 66 66 14 14 <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%);"> <p>BAS 2008</p> </div> </div>											
BLD DATE	10/21/2021	JSJS	LGL DATE	10/21/2021	JSJS						
XF DATE	10/21/2021	JSJS	LAND DATE	10/21/2021	JSJS						
INC DATE			AG DATE								

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 7 of 8
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
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TOTAL MARKET VALUE			86,069
SOH/AGL Deduction			0
ASSESSED VALUE			86,069
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			86,069
TOTAL JUST VALUE			86,069
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			68,782
PU SWMH CARD 11 @ 172 HICKORY AVE			
CARD 8 192 HICKORY AVE			
CARD 7 193 HICKORY AVE			
CARD 6 187 HICKORY AVE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1317/0278	6/15/2023	WD Q	I	05		350,000
GRANTOR: HATTAWAY STEPHANIE						
GRANTEE: FLORIDA INVESTMENT						
1305/0520	12/03/2022	QC U	I	11		100
GRANTOR: HATTAWAY ROBERT S						
GRANTEE: HATTAWAY STEPHANIE						

EXTRA FEATURES																													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON																		
192 HICKORY AVE, CRAWFORDVILLE																													
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>BLD DATE</td> <td>10/21/2021</td> <td>JSJS</td> <td>LGL DATE</td> <td>10/21/2021</td> <td>JSJS</td> </tr> <tr> <td>XF DATE</td> <td>10/21/2021</td> <td>JSJS</td> <td>LAND DATE</td> <td>10/21/2021</td> <td>JSJS</td> </tr> <tr> <td>INC DATE</td> <td></td> <td></td> <td>AG DATE</td> <td></td> <td></td> </tr> </table>												BLD DATE	10/21/2021	JSJS	LGL DATE	10/21/2021	JSJS	XF DATE	10/21/2021	JSJS	LAND DATE	10/21/2021	JSJS	INC DATE			AG DATE		
BLD DATE	10/21/2021	JSJS	LGL DATE	10/21/2021	JSJS																								
XF DATE	10/21/2021	JSJS	LAND DATE	10/21/2021	JSJS																								
INC DATE			AG DATE																										
TOTAL OB/XF 0																													

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2008] W66 S14 E66 N14\$.			

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

