

OLD ARRAN TRACE LOT 30  
 OR 274 P 266  
 OR 320 P 394 OR 338 P 258

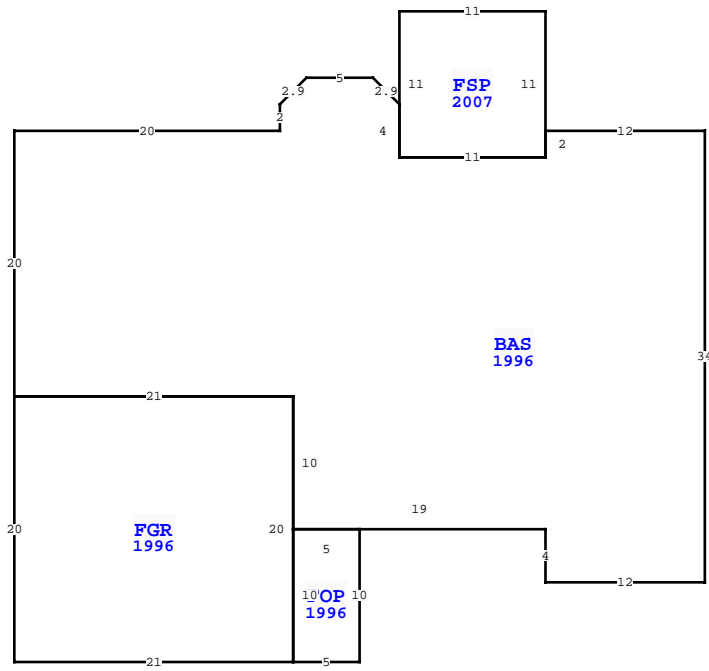
MELLOTT JACQUELINE  
 344 HIGHLAWN DR  
 RIPLEY, WV 25271-1317

**2024**

00-00-076-183-10244-030

| ELEMENT   |                  | BUILDING CHARACTERISTICS |      |              |                      |
|-----------|------------------|--------------------------|------|--------------|----------------------|
| CD        | CONSTRUCTION     |                          |      |              |                      |
| 02        | CONCR SLAB 100   |                          |      |              |                      |
| 02        | WOOD FRAME 100   |                          |      |              |                      |
| 05        | HARDIE BRD 80    |                          |      |              |                      |
| 16        | WD FR STUC 20    |                          |      |              |                      |
| 03        | GABLE/HIP 100    |                          |      |              |                      |
| 03        | COMP SHNGL 100   |                          |      |              |                      |
| 05        | DRYWALL 100      |                          |      |              |                      |
| 08        | SHT VINYL 50     |                          |      |              |                      |
| 14        | CARPET 50        |                          |      |              |                      |
| 04        | AIR DUCTED 100   |                          |      |              |                      |
| 03        | CENTRAL 100      |                          |      |              |                      |
|           | Bedrooms         | 3                        | 100  |              |                      |
|           | Bathrooms        | 2                        | 100  |              |                      |
|           | Story Height     | 0                        | 100  |              |                      |
| 1.        | 1. 100           |                          |      |              |                      |
|           | Units            | 0                        | 100  |              |                      |
| 03        | AVERAGE          |                          |      |              |                      |
| 0100      | SINGLE FAMILY    |                          |      |              |                      |
| 5         | MKT AREA         |                          | 10   |              |                      |
| 183.00    | 1.00/            |                          |      |              |                      |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE              | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS       | 1,408            | 100                      | 1996 | 1,408        | 108,106              |
| FGR       | 420              | 50                       | 1996 | 210          | 16,124               |
| FOP       | 50               | 30                       | 1996 | 15           | 1,151                |
| FSP       | 121              | 55                       | 2007 | 67           | 5,144                |
| TOTALS    | 1,999            |                          |      | 1,700        | 130,526              |

| MARKET ADJUSTMENTS                                 |     |           |             |                |                |      |      |      |      |      |        |       |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|-------|
| TYPE   | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |       |
| 0100   | 01  | 1,700     | 112.8000    | 107.16         | 182,172        | 1996 | 1996 |      | 0    | 0    | 28.35  | 71.65 |
| 1 SINGLE FAM 100% - 0 Heated Area: 1408 HX Base Yr |     |           |             |                |                |      |      |      |      |      |        |       |



| WAKULLA COUNTY PROPERTY   |           | PAGE 1 of 1 | 3 |
|---------------------------|-----------|-------------|---|
| VALUATION BY              |           | STANDARD    |   |
| Tax Group: 3              | Tax Dist: |             |   |
| BUILDING MARKET VALUE     |           | 130,526     |   |
| TOTAL MARKET OB/XF VALUE  |           | 8,348       |   |
| TOTAL LAND VALUE - MARKET |           | 40,000      |   |
| TOTAL MARKET VALUE        |           | 178,874     |   |
| SOH/AGL Deduction         |           | 58,286      |   |
| ASSESSED VALUE            |           | 120,588     |   |
| TOTAL EXEMPTION VALUE     | HX HB     | 50,000      |   |
| BASE TAXABLE VALUE        |           | 70,588      |   |
| TOTAL JUST VALUE          |           | 178,874     |   |
| NCON VALUE                |           | 0           |   |
| INCOME VALUE              |           |             |   |
| PREVIOUS YEAR MKT VALUE   |           | 181,170     |   |

2024 OK RECHECK FOR 2025 - H5 ADDED.  
 IN NURSING HOME. INTENDS TO RETURN. POC: SCOTT LAN  
 H4 - MAILED QUESTIONNAIRE DUE TO NOTE DATED 3/26/2  
 2024 HX CARD RETURN W/COA

| PERMIT NUM | DESCRIPTION     | AMT | ISSUED     |
|------------|-----------------|-----|------------|
| 20081008   | REROOF-SHINGLES | 0   | 12/08/2008 |
| 23333      | WOOD UTL        | 0   | 03/09/1998 |
| 20925      | N/A             | 0   | 05/07/1996 |

| SALES DATA                     |            |           |       |       |        |            |
|--------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number              | DATE       | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 0338/0258                      | 11/06/1998 | WD        | U     | I     |        | 100        |
| GRANTOR: MELLOTT EUGENE L & JA |            |           |       |       |        |            |
| GRANTEE:                       |            |           |       |       |        |            |
| 0320/0394                      | 3/09/1998  | WD        | Q     | I     |        | 102,900    |
| GRANTOR:                       |            |           |       |       |        |            |
| GRANTEE:                       |            |           |       |       |        |            |

| 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 | 55 | 16    |    |       | 880.00         | 100       | 1996    | 1996        | 3 | 20     | 1,056           |       |
| 2              | 0620       | WOOD UTL B  | 0       | 100 | 12 | 32    | SF | 6.00  | 6.00           | 100       | 1998    | 1998        | 3 | 20     | 461             |       |
| 3              | 0211       | CONCRETE W  | 0       | 100 | 8  | 4     | SF | 6.00  | 6.00           | 100       | 1996    | 1996        | 3 | 20     | 38              |       |
| 4              | 0211       | CONCRETE W  | 0       | 100 | 24 | 3     | SF | 6.00  | 6.00           | 100       | 2007    | 2007        | 3 | 30     | 130             |       |
| 5              | 0730       | FINISHED O  | 0       | 100 | 32 | 8     | SF | 14.00 | 14.00          | 100       | 2000    | 2000        | 3 | 57     | 2,043           |       |
| 6              | 0955       | PRIVACY FE  | 0       | 100 | 0  | 0     | LF | 15.00 | 15.00          | 100       | 2012    | 2012        | 3 | 70     | 4,620           |       |
| TOTALS         |            |             |         |     |    |       |    |       |                |           |         |             |   |        | 8,348           |       |

| 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 |     |          | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    | 40,000.00  | 40,000.00      | 40,000     |                             |      |         |      |     |    |        |