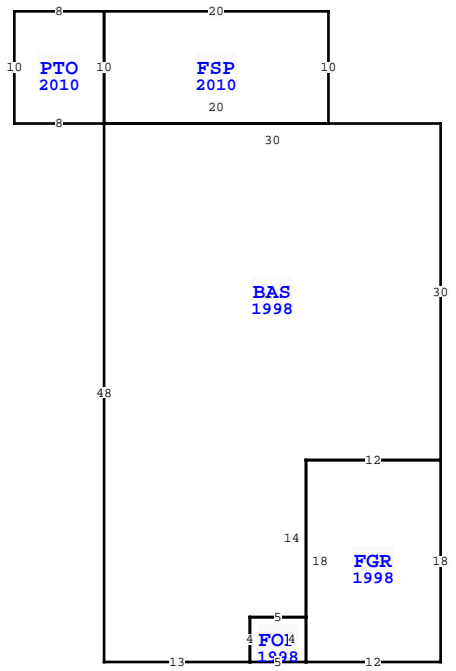


ELEMENT		CD	CONSTRUCTION		
Foundation	02		CONCR SLAB 100		
Frame	02		WOOD FRAME 100		
Exterior Wall	30		VINYL 100		
Roof Structur	03		GABLE/HIP 100		
Roof Cover	03		COMP SHNGL 100		
Interior Wall	05		DRYWALL 100		
Interior Floor	08		SHT VINYL 50		
Interior Floor	14		CARPET 50		
Heating Type	04		AIR DUCTED 100		
Air Condition	03		CENTRAL 100		
Bedrooms			3 100		
Bathrooms			2 100		
Story Height			0 100		
Stories	1.		1. 100		
Units			0 100		
Quality	08		FAIR		
DOR CODE	0100		SINGLE FAMILY		
MAP NUM	5		MKT AREA 10		
NEIGHBORHOOD/LOC	183.00		1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,204	100	1998	1,204	83,038
FGR	216	50	1998	108	7,449
FOP	20	30	1998	6	414
FSP	200	55	2010	110	7,586
PTO	80	5	2010	4	276
TOTALS	1,720			1,432	98,762

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,432	98.1000	93.20	133,462	1997	1997	0	0	26.00	74.00
1 SINGLE FAM 100% - 2007 Heated Area: 1204 HX Base Yr 2007											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			98,762
TOTAL MARKET OB/XF VALUE			5,394
TOTAL LAND VALUE - MARKET			40,000
TOTAL MARKET VALUE			144,156
SOH/AGL Deduction			46,843
ASSESSED VALUE			97,313
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			47,313
TOTAL JUST VALUE			144,156
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			145,898
5 YR PRCL CH, N/C			
PU XFOB LN 2-5, DEL XFOB LN 6, CHG QUAL			
5 YR PRCL CH, PU FNDN & FRME, PU CORR TRAV,			
ADDR CHG PER OWNER VIA PHONE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0918/0711	7/25/2013	QC	U	I	11	100
GRANTOR: MCMAHON RYAN & MELISS						
GRANTEE: MCMAHON RYAN A						
0658/0755	5/26/2006	WD	Q	I		134,900
GRANTOR: RENO RICHARD CHARLES						
GRANTEE: MCMAHON RYAN & MELI						

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	12	50	600.00	SF	6.00	6.00	100	1997	1997	3	20	720	
2	0211	CONCRETE W	0	100	7	6	42.00	SF	6.00	6.00	100	1997	1997	3	20	50	
3	0210	CONCRETE D	0	100	20	9	180.00	SF	6.00	6.00	100	2004	2004	3	23	248	
4	0955	PRIVACY FE	0	100	0	0	520.00	LF	15.00	15.00	100	2009	2009	3	55	4,290	
5	0625	PORT WD UT	0	100	8	6	48.00	SF	6.00	6.00	100	2007	2007	3	30	86	
TOTALS															5,394		

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1998] W30 FSP=[YR=2010] E20 N10 W20 S10\$											
PTO=[YR=2010] N10 W8 S10 E8 \$ S48 E13 N4 E5 N14 E12											
FGR=[YR=1998] W12 S18 FOP=[YR=1998] N4 W5 S4 E5\$ E12 N18\$ N30\$.											

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	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							