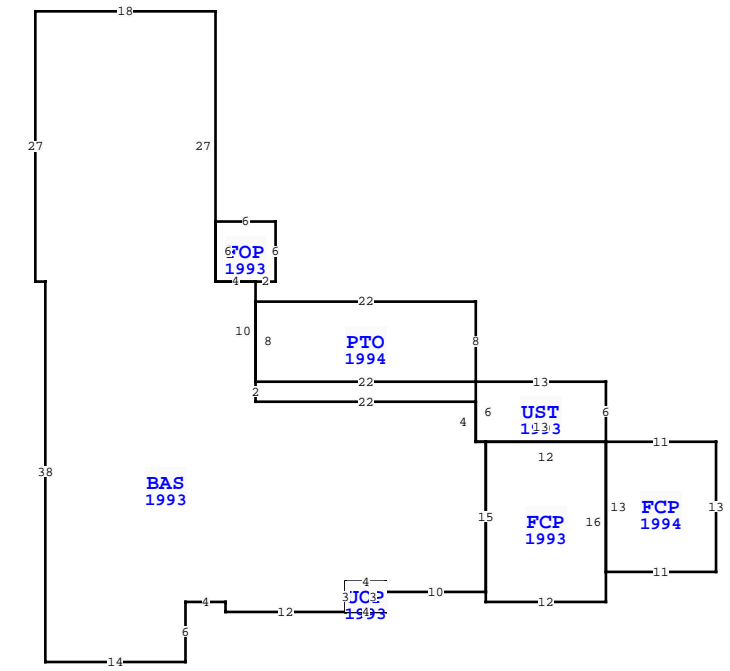




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floo	11	CLAY TILE 50
Interior Floo	13	PARQUET 50
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Bedrooms		3 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 100
Fireplace		N/A 100
Units		0 100
Quality	03	AVERAGE
DOR CODE	0801<10 MULTI-FAM	
MAP NUM	3	MKT AREA 10
NEIGHBORHOOD/LOC	000 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,692	100
FCP	192	25
FCP	143	25
FOP	36	30
PTO	176	5
UOP	12	20
UST	78	45
TOTALS	2,329	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,833	120.8000	114.76	210,355	1955	2000		0	23.00	77.00		
1 SINGLE FAM 0% - 2024 Heated Area: 1692 HX Base Yr													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			262,113
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			322,113
SOH/AGL Deduction			0
ASSESSED VALUE			322,113
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			322,113
TOTAL JUST VALUE			322,113
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			240,833
CONFIRMED WITH FR THAT BLDG 2 IS A DUPLEX			
5 YR PRCL CK, CHG EYB SFD 1955 TO 2000, BATH, DEMO X			
JS 5 YR CK PU XFOB, CH RCVR, ADJ EYB 1955-2000 NEW			
TO NEW PRCL 10301-006			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21-001220	ROOF OVER-CC		11/18/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1278/0108	7/29/2022	WD Q	Q	I	01	275,000
GRANTOR: TULLY PROPERTIES INC						
GRANTEE: AK17 HOLDING LLC						

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
2	0700	PORT BLDG	0	0	16	10		160.00 SF 0.00	

TOTAL OB/XF													
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE								

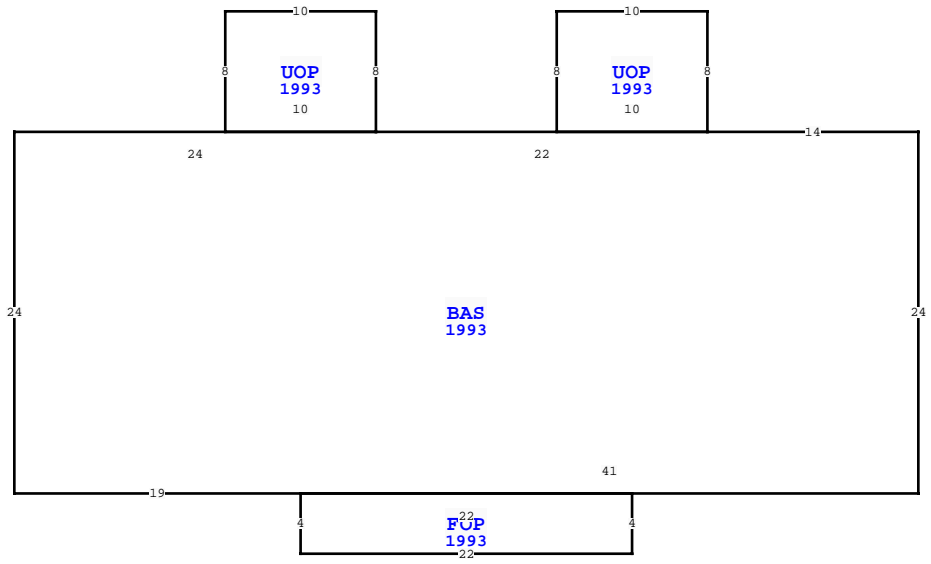
BUILDING NOTES						

BUILDING DIMENSIONS						
FCP=[YR=1994] W11 UST=[YR=1993] N6 W13 S6 E13\$ FCP=[YR=1993] W12 S15 BAS=[YR=1993] N15 W1 N4 W22 N2 PTO=[YR=1994] E22 N8 W22 S8\$ N10 FOP=[YR=1993] E2 N6 W6 S6 E4\$ W4 N27 W18 S27 E1 S38 E14 N6 E4 S1 E12 UOP=[YR=1993] E4 N3 W4 S3\$ N3 E4 S1 E10\$ S1 E12 N16\$ S13 E11 N13\$.						

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	000800	C	MULTI-FAM	0			0.00	0.00	2.00	UT		1.00	1.00	1.00	30,000.00	30,000.00	60,000							

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	03	CONCR STEM	100
Frame	02	WOOD FRAME	100
Exterior Wall	30	VINYL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	10	LAMINATED	70
Interior Floo	11	CLAY TILE	30
Heating Type	13	HEAT PUMP	100
Air Condition	13	HEAT PUMP	100
Bedrooms		4	100
Bathrooms		2	100
Story Height		0	100
Stories	1.	1.	100
Fireplace	01	FIREPLACE	100
Units		2	100
Quality	03	AVERAGE	
DOR CODE	0801	<10 MULTI-FAM	
MAP NUM	3	MKT AREA	10
NEIGHBORHOOD/LOC	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,440	100	1993
FOP	88	30	1993
UOP	80	20	1993
UOP	80	20	1993
TOTALS	1,688		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0810	01	1,498	117.9000	106.11	158,953	1955	2000	0	0	37.00	63.00
2 DUPLEX <10 0% - 2024 Heated Area: 1440 HX Base Yr											



WAKULLA COUNTY PROPERTY VALUATION SUMMARY			
VALUATION BY	Tax Group: 3	Tax Dist:	STANDARD
BUILDING MARKET VALUE			262,113
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			322,113
SOH/AGL Deduction			0
ASSESSED VALUE			322,113
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			322,113
TOTAL JUST VALUE			322,113
INCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			240,833
S/O COMMERCIAL LOT 0.31 AC			
PRCL S/O REQUEST PATEL 4692338894			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1278/0108	7/29/2022	WD Q	Q	I	01	275,000
GRANTOR: TULLY PROPERTIES INC						
GRANTEE: AK17 HOLDING LLC						

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W14 UOP=[YR=1993] N8 W10 S8 E10\$ W22	
UOP=[YR=1993] N8 W10 S8 E10 \$ W24 S24 E19 FOP=[YR=1993] S4 E22 N4 W22\$ E41 N24\$.	

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