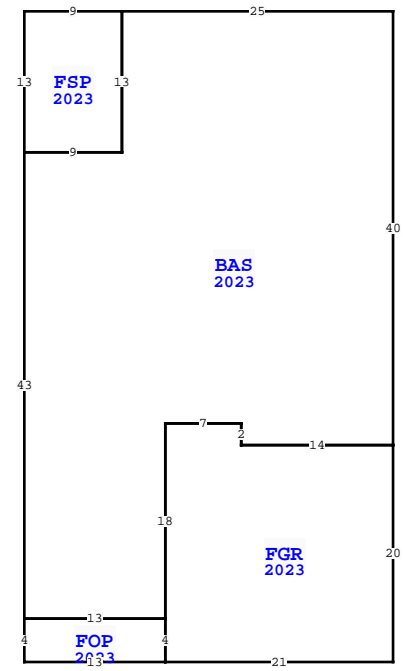


| ELEMENT | | BUILDING CHARACTERISTICS | | | |
|-----------|------------------|--------------------------|------|--------------|----------------------|
| CD | CONSTRUCTION | | | | |
| 02 | CONCR SLAB 100 | | | | |
| 02 | WOOD FRAME 100 | | | | |
| 05 | HARDIE BRD 80 | | | | |
| 20 | FACE BRICK 20 | | | | |
| 03 | GABLE/HIP 100 | | | | |
| 03 | COMP SHNGL 100 | | | | |
| 05 | DRYWALL 100 | | | | |
| 10 | LAMINATED 100 | | | | |
| 08 | 8 FT 100 | | | | |
| 13 | HEAT PUMP 100 | | | | |
| 13 | HEAT PUMP 100 | | | | |
| 3 | 100 | | | | |
| 2 | 100 | | | | |
| 1. | 1. 100 | | | | |
| 0 | 100 | | | | |
| 12 | AVERAGE 100 | | | | |
| 03 | AVERAGE | | | | |
| 0100 | SINGLE FAMILY | | | | |
| 3 | MKT AREA | | 10 | | |
| 14.00 | | 1.25/ | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 1,437 | 100 | 2023 | 1,437 | 195,561 |
| FGR | 434 | 50 | 2023 | 217 | 29,532 |
| FOP | 52 | 30 | 2023 | 16 | 2,177 |
| FSP | 117 | 55 | 2023 | 64 | 8,710 |
| TOTALS | 2,040 | | | 1,734 | 235,980 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | |
|---|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | |
| 0100 | 01 | 1,734 | 114.6000 | 136.09 | 235,980 | 2023 | 2023 | 0 | 0 | 0.00 | 100.00 | |
| 1 SINGLE FAM 0% - 2024 Heated Area: 1437 HX Base Yr | | | | | | | | | | | | |



| WAKULLA COUNTY PROPERTY | | | | PAGE 1 of 1 | 3 | |
|--|-------------|-----------|------------|-------------|--------|------------|
| VALUATION SUMMARY | | | | | | |
| VALUATION BY | | | | STANDARD | | |
| Tax Group: 3 | | | | Tax Dist: | | |
| BUILDING MARKET VALUE | | | | 235,980 | | |
| TOTAL MARKET OB/XF VALUE | | | | 3,408 | | |
| TOTAL LAND VALUE - MARKET | | | | 12,000 | | |
| TOTAL MARKET VALUE | | | | 251,388 | | |
| SOH/AGL Deduction | | | | 7,765 | | |
| ASSESSED VALUE | | | | 243,623 | | |
| TOTAL EXEMPTION VALUE | | | | 0 | | |
| BASE TAXABLE VALUE | | | | 243,623 | | |
| TOTAL JUST VALUE | | | | 251,388 | | |
| NCON VALUE | | | | 239,388 | | |
| INCOME VALUE | | | | | | |
| PREVIOUS YEAR MKT VALUE | | | | 6,000 | | |
| FR PU NCON & XFOBS | | | | | | |
| 5 YR PRCL CK, N/C | | | | | | |
| 5 YR PRCL CH, N/C | | | | | | |
| SALE | | | | | | |
| PERMIT NUM | DESCRIPTION | AMT | ISSUED | | | |
| 23000899 | SFD-CO | 0 | 08/18/2023 | | | |
| SALES DATA | | | | | | |
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1366/0515 | 6/24/2024 | WD Q | Q | I | 01 | 260,000 |
| GRANTOR: NELSON LANDING CORP. | | | | | | |
| GRANTEE: CHRISTOPHER ALLAN U | | | | | | |
| 0574/0595 | 1/05/2005 | TD U | V | | | 3,000 |
| GRANTOR: WAKULLA COUNTY | | | | | | |
| GRANTEE: NELSON LANDING | | | | | | |
| BUILDING NOTES | | | | | | |
| BUILDING DIMENSIONS | | | | | | |
| BAS=[YR=2023;ORIG=40,10] E9 N13 E25 S40 W14 N2 W7 S18 W13 N43 \$ | | | | | | |
| FSP=[YR=2023;ORIG=40,-3] E9 S13 W9 N13 \$ | | | | | | |
| FGR=[YR=2023;ORIG=53,53] N18 E7 S2 E14 S20 W21 N4 \$ | | | | | | |
| FOP=[YR=2023;ORIG=40,53] E13 S4 W13 N4 \$ | | | | | | |

| 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 | 0211 | CONCRETE W | 0 | 0 | 7 | 4 | 28.00 | SF | 6.00 | 6.00 | 100 | 2024 | 2023 | AV | 100 | 168 | |
| 2 | 0210 | CONCRETE D | 0 | 0 | 30 | 18 | 540.00 | SF | 6.00 | 6.00 | 100 | 2024 | 2023 | AV | 100 | 3,240 | |

| 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 | 0 | | | 50.00 | 100.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 12,000.00 | 12,000.00 | 12,000 | | | | | | | | |