

ELEMENT		CD	CONSTRUCTION		
Foundation	03	CONCR	STEM	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	19	COMMON	BRK	100	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL	100		
Interior Floor	12	HARDWOOD	100		
Heating Type	04	AIR	DUCTED	100	
Air Condition	03	CENTRAL	100		
Fixtures	7	100			
Story Height	0	100			
RMS	7	100			
Stories	1.	1. 100			
Class	00	N/A	100		
Units	0	100			
Quality	03	AVERAGE			
DOR CODE	1900	PROFESSIONAL BLDG			
MAP NUM	5	MKT AREA	10		
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,831	100	1993	1,831	80,446
BAS	369	100	2013	369	16,213
UOP	185	20	1993	37	1,626
UST	143	40	1993	57	2,505
UST	299	40	1993	120	5,273
TOTALS	2,827			2,414	106,060

MARKET ADJUSTMENTS																													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																		
0700	04	2,414	107.0580	77.08	186,071	1955	1980	0	0	43.00	57.00																		
1 DAY CARE 0% - 0																													
Heated Area: 2200																													
HX Base Yr																													
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>11/21/2019</th> <th>FRAK</th> <th>LGL DATE</th> <th>11/21/2019</th> <th>FRAK</th> </tr> </thead> <tbody> <tr> <td>XF DATE</td> <td>11/21/2019</td> <td>FRAK</td> <td>LAND DATE</td> <td>11/21/2019</td> <td>FRAK</td> </tr> <tr> <td>INC DATE</td> <td></td> <td></td> <td>AG DATE</td> <td></td> <td></td> </tr> </tbody> </table>												BLD DATE	11/21/2019	FRAK	LGL DATE	11/21/2019	FRAK	XF DATE	11/21/2019	FRAK	LAND DATE	11/21/2019	FRAK	INC DATE			AG DATE		
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WAKULLA COUNTY PROPERTY				PAGE 1 of 2	3	
VALUATION SUMMARY				STANDARD		
VALUATION BY		Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE		597,880				
TOTAL MARKET OB/XF VALUE		12,453				
TOTAL LAND VALUE - MARKET		396,000				
TOTAL MARKET VALUE		1,006,333				
SOH/AGL Deduction		0				
ASSESSED VALUE		1,006,333				
TOTAL EXEMPTION VALUE		0				
BASE TAXABLE VALUE		1,006,333				
TOTAL JUST VALUE		1,006,333				
NCON VALUE		0				
INCOME VALUE		0				
PREVIOUS YEAR MKT VALUE		1,016,087				
LN 10, DEL XFOB LN 11						
5 YR PRCL CH, CHG DIM XFOB LN 1 & 2, PU XFOB						
5 YR PRCL CH, N/C						
5 YR PRCL CH, PU NEW TRAV, CHG HTTP						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
OB24-000330	HVAC CHANGE OUT-C		05/15/2024			
21001027	REROOF METAL	0	10/05/2021			
19000749	FIRE ALARM-CO	0	04/29/2019			
19000020	MECH	0	01/14/2019			
18000339	REROOF-CO	0	08/28/2018			
17000490	REMODEL-CO	0	06/28/2017			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1238/0607	11/12/2021	WD	Q	I	05	1,200,000
GRANTOR: CARTER ROBERT H JR TR						
GRANTEE: DANG DYNASTY INC						
1132/0588	11/26/2019	WD	U	I	30	100
GRANTOR: CARTER ROBERT H JR &						
GRANTEE: CARTER ROBERT H JR						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=1993] W29 S8 W34 S24 E4 S12 E17 N12 E9 UOP=[YR=1993] E37 N5 W37 S5\$ N5 E37 BAS=[YR=2013] S5 E15 UST=[YR=1993] S1 E13 N23 UST=[YR=1993] N11 W13 S11 E13\$ W13 S22\$ N23 W19 S6 E4 S12\$ N12 W4 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	% COND	OB/XF MKT VALUE	NOTES
1	0940	OPEN SHED	0	0	0	600.00	SF	4.00	4.00	100	1980	1980	3	20	480	
2	0130	FIRE PLACE	0	0	0	1.00	UT	1,300.00	1,300.00	100	1993	1993	3	50	650	
3	0250	ASPHALT AV	0	0	0	14,300.00	SF	2.00	2.00	100	1997	1997	3	20	5,720	
4	0250	ASPHALT AV	0	0	0	5,881.00	SF	2.00	2.00	100	1999	1999	3	20	2,352	
5	0130	FIRE PLACE	0	0	0	1.00	UT	1,300.00	1,300.00	100	1993	1993	3	50	650	
6	0211	CONCRETE W	0	0	42	4	SF	6.00	6.00	100	2000	2000	3	20	202	
7	0211	CONCRETE W	0	0	18	4	SF	6.00	6.00	100	2000	2000	3	20	86	
8	0060	DECK WOOD	0	0	5	5	SF	5.00	5.00	100	2011	2011	3	65	81	
9	0211	CONCRETE W	0	0	4	9	SF	6.00	6.00	100	1993	1993	3	20	43	
10	0955	PRIVACY FE	0	0	0	152.00	LF	15.00	15.00	100	2019	2019	3	96	2,189	

LAND DESCRIPTION												TOTAL OB/XF				12,453								
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	001000	C	VAC COMMERCI	0			0.00	0.00	5.00	AC		1.00	1.00	1.00	60,000.00	60,000.00	300,000							
2	001000	C	VAC COMMERCI	0			0.00	0.00	4.80	AC		1.00	1.00	1.00	20,000.00	20,000.00	96,000							

