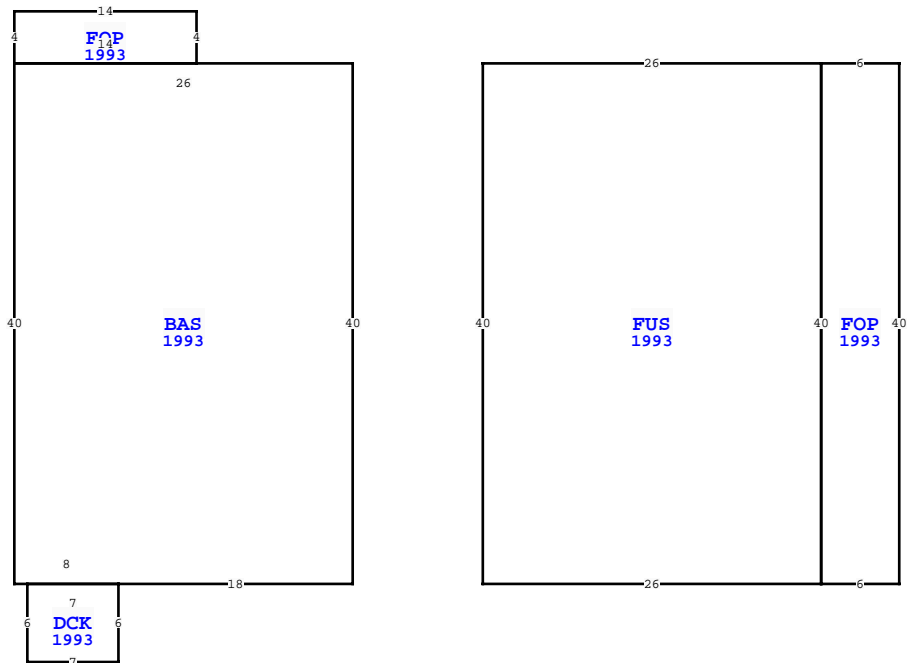




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	08	WD ON PLY 50
Exterior Wall	15	CONC BLOCK 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	01	NONE 100
Bedrooms		3 100
Bathrooms		3 100
Story Height		0 100
Stories	2.	2. 100
Units		0 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	- 2022		200,046	1960	1964	0	0	59.00	41.00	Heated Area: 2080 HX Base Yr 2022	



EXTRA FEATURES					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	1993	1,040	39,254
DCK	42	10	1993	4	151
FOP	56	30	1993	17	642
FOP	240	30	1993	72	2,717
FUS	1,040	100	1993	1,040	39,254
TOTALS	2,418			2,173	82,019

TOTAL OB/XF																		
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	0620	WOOD UTL B	0	100	18	10			180.00	SF	6.00	6.00	100	1980	3	20	216	
2	0080	4' CHAINLI	0	100	0	0			380.00	LF	13.00	13.00	100	2000	2000	3	20	988
3	0870	SEAWALL AL	0	100	0	0			50.00	LF	51.00	51.00	100	2000	2000	3	20	510
4	0371	FLOATING D	0	100	30	8			240.00	SF	20.00	20.00	100	1996	1996	3	20	960

LAND DESCRIPTION		LAND USE		LAND USE DESCRIPTION		CAP	R	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPHT 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			50.00	110.00	1.00	LT		1.00	1.00	1.00	26,500.00	26,500.00	26,500							
2	000195	C	RES WET SLIP			100					1.00	UT		1.00	1.00	1.00	15,000.00	15,000.00	15,000							

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	82,019		
TOTAL MARKET OB/XF VALUE	2,674		
TOTAL LAND VALUE - MARKET	41,500		
TOTAL MARKET VALUE	126,193		
SOH/AGL Deduction	0		
ASSESSED VALUE	126,193		
TOTAL EXEMPTION VALUE	HX HB 50,000		
BASE TAXABLE VALUE	76,193		
TOTAL JUST VALUE	126,193		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	149,939		
INCR EYB 1960-1964 PRMT OB21-000091			
PER DEED OR 1190 P 808			
S/O LOT 8 AND A 10 FT STRIP TO PRCL 12024-008			
5 YR PRCL CH, N/C			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
21001105	UNDERGROUND ELEC	0	10/22/2021
21000091	RE-ROOF-CO	0	02/26/2021
18001322	SAFE INSP-CO	0	12/04/2018
023503	MECH	0	04/17/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1190/0808	1/27/2021	WD Q	Q	I	01	100,000
GRANTOR: NELSON THOMAS OLIN JR						
GRANTEE: NIX WILLIAM & JENEEN						
1109/0826	5/10/2019	WD Q	Q	I	01	139,000
GRANTOR: HOUSEN GEORGE						
GRANTEE: NELSON THOMAS OLIN						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1993] W26 FOP=[YR=1993] E14 N4 W14 S4\$ S40 E8 DCK=[YR=1993] W7 S6 E7 N6 \$ E18 PTR=E10 FUS=[YR=1993] E26 N40 FOP=[YR=1993] S40 E6 N40 W6\$ W26 S40 \$ W10\$ N40\$.