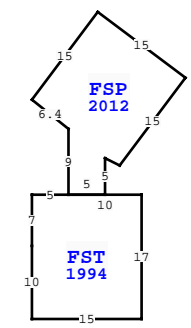
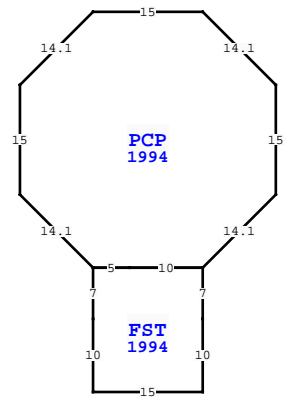
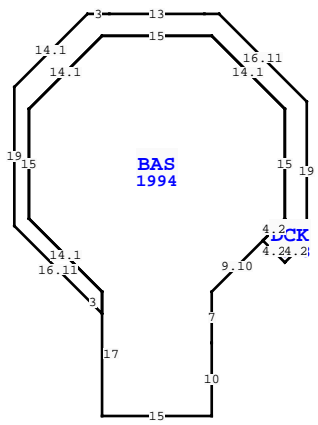
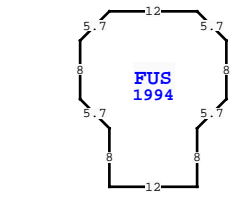


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	04	PILE WOOD 100
Frame	30	WOOD FRAME 100
Exterior Wall	02	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floor	07	VYL PLANK 60
Interior Floor	14	CARPET 40
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Bedrooms		2 100
Bathrooms		2 100
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	
0100	01	2,219	123.2000	117.04	259,712	1994	2010	0	0	13.00	87.00	
1 SINGLE FAM 100% - 2021 Heated Area: 1664 HX Base Yr 2021												



NEIGHBORHOOD/LOC					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,280	100	1994	1,280	130,336
DCK	280	10	2018	28	2,851
FSP	263	55	2012	145	14,765
FST	255	55	1994	140	14,256
FST	255	55	1994	140	14,256
FUS	384	100	1994	384	39,100
PCP	1,025	10	1994	102	10,386
TOTALS	3,742			2,219	225,949

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		225,949	
TOTAL MARKET OB/XF VALUE		21,233	
TOTAL LAND VALUE - MARKET		96,000	
TOTAL MARKET VALUE		343,182	
SOH/AGL Deduction		66,306	
ASSESSED VALUE		276,876	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		226,876	
TOTAL JUST VALUE		343,182	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		281,447	
5 YR CK MM. CHG EFB TO 2010 EB.			
ADD HX FOR 2021-LANIER			
DC FRANK EDWARD MATTHEWS OR 1148 P 639			
5 YR PRCL CHK CORR DIMENS XFOB LN 4,6			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000017	REPAIRS-CO	0	04/02/2019
17001723	DECK-CO	0	12/15/2017
16000623	RE-ROOF-CO	0	06/24/2016
026157	HSE	0	02/02/2000
21181	FLOATING DOCK	0	07/12/1996
17638	SFD	0	08/01/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1148/0645	4/23/2020	WD Q	Q	I	01	360,000
GRANTOR: MATTHEWS ANNE INDIVID						
GRANTEE: LANIER DAVID SCOTT						
1026/0788	2/23/2017	FD U	I	I	11	100
GRANTOR: MATTHEWS FRANK & ANNE						
GRANTEE: MATTHEWS FRANK E & A						

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	77	18			6.00	100	1994	1994	3	20	1,663	
2	0005	ELEVATOR	0	100	0	0			29,000.00	100	1994	1994	3	51	14,790	
3	0130	FIRE PLACE	0	100	0	0			1,300.00	100	1994	1994	3	51	663	
4	0350	BOATDOCK A	0	100	7	4			24.00	100	2004	2018	3	80	384	
5	0350	BOATDOCK A	0	100	16	4			24.00	100	2004	2018	3	80	1,229	
6	0371	FLOATING D	0	100	20	10			20.00	100	2008	2008	3	34	870	
7	0840	SEAWALL RI	0	100	0	0			38.00	100	2010	2010	3	43	1,634	
TOTALS													21,233			

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	000121	C	SFR BAY	100			80.00	100.00	1.00	LT		1.00	1.00	0.80	120,000.00	96,000.00	96,000								