

OYSTER BAY ESTATES UNIT 2  
 BLOCK H LOT 9  
 OR 97 P 823 & OR 100 P 915

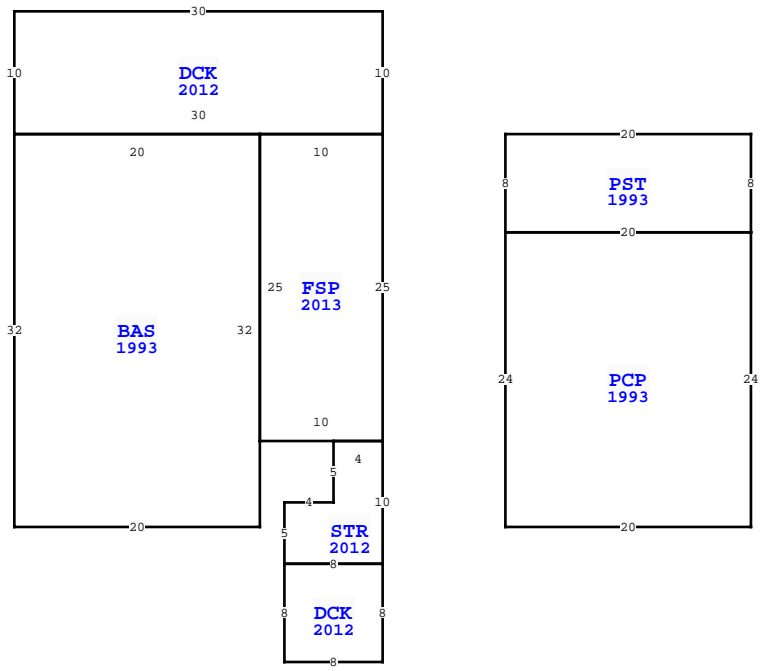
COOKSEY CAROLYN L/COOKSEY JOHANN  
 205 OMA RD  
 MONTICELLO, FL 32344

**2024**

00-00-121-117-12199-076

| ELEMENT          |                  | CD            | BUILDING CHARACTERISTICS |              | CONSTRUCTION         |  |
|------------------|------------------|---------------|--------------------------|--------------|----------------------|--|
| Foundation       | 04               | PILE WOOD     | 100                      |              |                      |  |
| Frame            | 02               | WOOD FRAME    | 100                      |              |                      |  |
| Exterior Wall    | 05               | HARDIE BRD    | 100                      |              |                      |  |
| Roof Structur    | 03               | GABLE/HIP     | 100                      |              |                      |  |
| Roof Cover       | 03               | COMP SHNGL    | 100                      |              |                      |  |
| Interior Wall    | 05               | DRYWALL       | 100                      |              |                      |  |
| Interior Floor   | 10               | LAMINATED     | 80                       |              |                      |  |
| Interior Floor   | 14               | CARPET        | 20                       |              |                      |  |
| Heating Type     | 04               | AIR DUCTED    | 100                      |              |                      |  |
| Air Condition    | 03               | CENTRAL       | 100                      |              |                      |  |
| Bedrooms         |                  |               | 2                        | 100          |                      |  |
| Bathrooms        |                  |               | 1                        | 100          |                      |  |
| Story Height     |                  |               | 0                        | 100          |                      |  |
| Stories          | 1.               |               | 1.                       | 100          |                      |  |
| Units            |                  |               | 0                        | 100          |                      |  |
| Quality          | 08               | FAIR          |                          |              |                      |  |
| DOR CODE         | 0100             | SINGLE FAMILY |                          |              |                      |  |
| MAP NUM          | 4                | MKT AREA      | 06                       |              |                      |  |
| NEIGHBORHOOD/LOC | 117.00           | 1.00/         |                          |              |                      |  |
| AREA TYPE        | TOTAL GROSS AREA | PCT OF BASE   | YEAR                     | TOT ADJ AREA | SUBAREA MARKET VALUE |  |
| BAS              | 640              | 100           | 1993                     | 640          | 52,479               |  |
| DCK              | 64               | 10            | 2012                     | 6            | 492                  |  |
| DCK              | 300              | 10            | 2012                     | 30           | 2,460                |  |
| FSP              | 250              | 55            | 2013                     | 138          | 11,316               |  |
| PCP              | 480              | 10            | 1993                     | 48           | 3,936                |  |
| PST              | 160              | 15            | 1993                     | 24           | 1,968                |  |
| STR              | 60               | 10            | 2012                     | 6            | 492                  |  |
| TOTALS           | 1,954            |               |                          | 892          | 73,144               |  |

| 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%      | - 2015      |                  | 98,843         | 1983 | 1997 | 0    | 0               | 26.00 | 74.00  |
|                    |            |           |             | Heated Area: 640 |                |      |      |      | HX Base Yr 2015 |       |        |



| WAKULLA COUNTY PROPERTY                |                  |             |            |
|--|------------------|-------------|------------|
| VALUATION SUMMARY                      |                  | PAGE 1 of 1 |            |
| VALUATION BY                           |                  | STANDARD    |            |
| Tax Group: 3                           |                  | Tax Dist:   |            |
| BUILDING MARKET VALUE                  |                  |             | 73,144     |
| TOTAL MARKET OB/XF VALUE               |                  |             | 75         |
| TOTAL LAND VALUE - MARKET              |                  |             | 22,000     |
| TOTAL MARKET VALUE                     |                  |             | 95,219     |
| SOH/AGL Deduction                      |                  |             | 31,794     |
| ASSESSED VALUE                         |                  |             | 63,425     |
| TOTAL EXEMPTION VALUE                  | HX HB            |             | 38,425     |
| BASE TAXABLE VALUE                     |                  |             | 25,000     |
| TOTAL JUST VALUE                       |                  |             | 95,219     |
| NCON VALUE                             |                  |             | 0          |
| INCOME VALUE                           |                  |             |            |
| PREVIOUS YEAR MKT VALUE                |                  |             | 96,212     |
| DC OR 1350 P 149 STEVEN THOMAS TRENT   |                  |             |            |
| 5 YR PRCL CK NC MM                     |                  |             |            |
| QUESTINNAIRE RETURNED                  |                  |             |            |
| 2022 H2 NOTC ENTERED FOR QUESTIONNAIRE |                  |             |            |
| PERMIT NUM                             | DESCRIPTION      | AMT         | ISSUED     |
| 17000086                               | HVAC CO          | 0           | 10/12/2017 |
| 2012301                                | RE-ROOF          | 0           | 05/16/2012 |
| 2011843                                | SCREEN RM/PORCH  | 0           | 12/13/2011 |
| 2008748                                | REPAIR SIDING-CO | 0           | 09/02/2008 |

| SALES DATA                     |           |           |       |       |        |            |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1367/0387                      | 7/03/2024 | WD Q      | Q     | I     | 01     | 210,000    |
| GRANTOR: ROBERSON JAMES A      |           |           |       |       |        |            |
| GRANTEE: COOKSEY CAROLYN L     |           |           |       |       |        |            |
| 1365/0719                      | 6/19/2024 | OD U      | U     | I     | 19     | 100        |
| GRANTOR: ROBERSON JAMES A ESTA |           |           |       |       |        |            |
| GRANTEE: ROBERSON JAMES 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              | 0211       | CONCRETE W  | 0       | 100 | 6 | 4     |    |       | 24.00          | SF        | 6.00    |             |   |        | 6.00            | 75    |

| BLD DATE   |  |  |  | MMTP |  |  |  | LGL DATE   |  |  |  |
|------------|--|--|--|------|--|--|--|------------|--|--|--|
| XF DATE    |  |  |  | MMTP |  |  |  | LAND DATE  |  |  |  |
| INC DATE   |  |  |  |      |  |  |  | AG DATE    |  |  |  |
| 06/18/2018 |  |  |  |      |  |  |  | 06/18/2018 |  |  |  |
| 06/18/2018 |  |  |  |      |  |  |  | MMTP       |  |  |  |
|            |  |  |  |      |  |  |  |            |  |  |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS  |  |  |  |  |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|--|--|--|--|
| DCK=[YR=2012] W30 S10 BAS=[YR=1993] S32 E20 N32 FSP=[YR=2013] S25 E10 STR=[YR=2012] W4 S5 W4 S5 E8 DCK=[YR=2012] W8 S8 E8 N8\$ N10\$ N25 W10\$ W20\$ E30 PTR=E10 PST=[YR=1993] S8 E20 PCP=[YR=1993] W20 S24 E20 N24 \$ N8 W20\$ W10\$ N10\$. |  |  |  |  |  |  |  |  |  |  |  |

| 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 | DPTH 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 |     |          | 73.00 | 108.00 | 1.00        | LT        |     | 1.00        | 1.00   | 1.00    | 22,000.00  | 22,000.00      | 22,000     |                             |      |         |      |     |    |        |