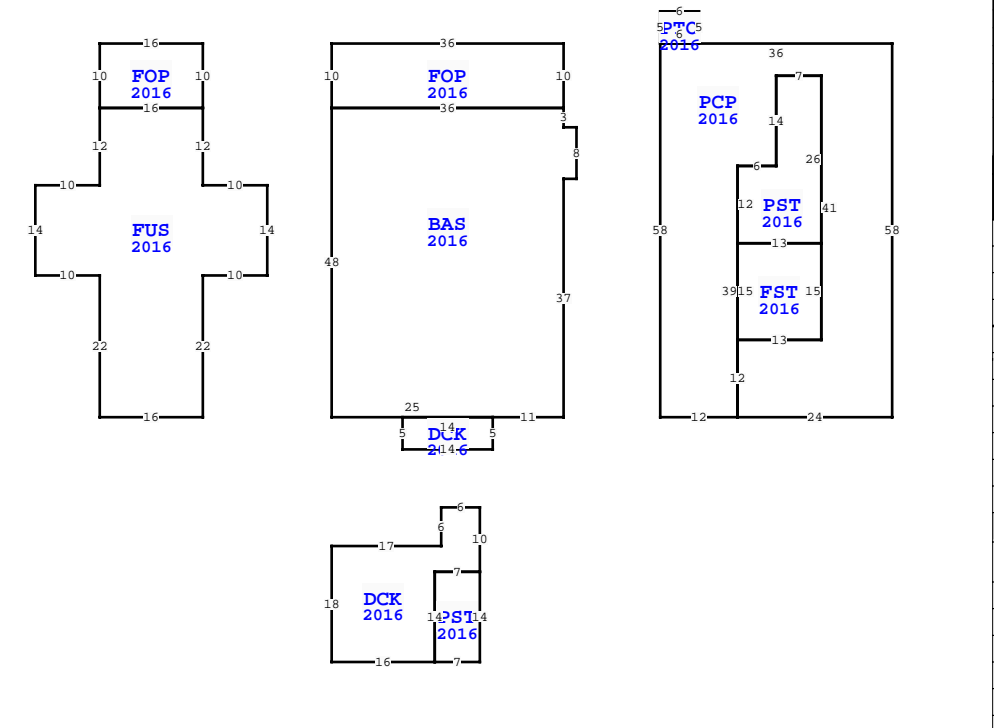




BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Foundation	05 PILE CONCR 100
Frame	02 WOOD FRAME 100
Exterior Wall	05 HARDIE BRD 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 90
Interior Wall	06 CUST PANEL 10
Interior Floor	10 LAMINATED 80
Interior Floor	11 CLAY TILE 20
Heating Type	13 HEAT PUMP 100
Air Condition	13 HEAT PUMP 100
Bedrooms	4 100
Bathrooms	2.5 100
Story Height	0 100
Stories	2. 2. 100
Units	0 100
Quality	03 AVERAGE
DOR CODE	0100 SINGLE FAMILY
MAP NUM	4 MKT AREA 06

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	3,316	138.3000	229.92	762,415	2016	2016	0	0	0	7.00	93.00		



\*\* This building has 11 Sub-Areas

BLD DATE	05/14/2019	MMJT	LGL DATE	
XF DATE	05/14/2019	MMJT	LAND DATE	05/14/2019
INC DATE			AG DATE	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,744	100	2016	1,744	372,911
DCK	70	10	2016	7	1,496
DCK	352	10	2016	35	7,484
FOP	160	30	2016	48	10,263
FOP	360	30	2016	108	23,093
FST	195	55	2016	107	22,879
FUS	1,048	100	2016	1,048	224,089
PCP	1,639	10	2016	164	35,068
PST	98	15	2016	15	3,208
PST	254	15	2016	38	8,125
TOTALS	5,950			3,316	709,046

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	0330	BOAT SHED	0	0	30	14	420.00	SF	15.00	15.00	100	2015	2015	3	67	4,221	
2	0350	BOATDOCK A	0	0	26	8	208.00	SF	24.00	24.00	100	2015	2015	3	67	3,345	
3	0350	BOATDOCK A	0	0	30	4	120.00	SF	24.00	24.00	100	2015	2015	3	67	1,930	
4	0006	ELECTRIC L	0	0	0	0	1.00	UT	8,500.00	8,500.00	100	2015	2015	3	67	5,695	
5	0005	ELEVATOR	0	0	36	24	1.00	UT	29,000.00	29,000.00	100	2016	2016	3	86	24,940	
6	0210	CONCRETE D	0	0	31	25	775.00	SF	6.00	6.00	100	2016	2016	3	72	3,348	
7	0210	CONCRETE D	0	0	36	24	864.00	SF	6.00	6.00	100	2016	2016	3	72	3,732	
8	0335	ALUMINUM W	0	0	12	4	48.00	SF	17.00	17.00	100	2016	2016	3	72	588	
9	0371	FLOATING D	0	0	24	8	192.00	SF	20.00	20.00	100	2016	2016	3	72	2,765	

TOTAL OB/XF														50,564										
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	000120	C	SFR GULF	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE				709,046	
TOTAL MARKET OB/XF VALUE				50,564	
TOTAL LAND VALUE - MARKET				180,000	
TOTAL MARKET VALUE				939,610	
SOH/AGL Deduction				0	
ASSESSED VALUE				939,610	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				939,610	
TOTAL JUST VALUE				939,610	
NCON VALUE				0	
INCOME VALUE				0	
PREVIOUS YEAR MKT VALUE				1,034,880	

PART OF NH 155.2. BEACH & DOCK IN BASON.

LOWE PORTED 2019 VALUES FOR 2020 TO 11967-005			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
18001187	REPAIRS-CO	0	11/07/2018
15000399	SFD-CO	0	05/07/2015
15000199	DOCK/BOAT LIFT	0	04/08/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1114/0261	6/12/2019	WD Q	Q	I	01	925,000
GRANTOR:LOWE D BRIAN & FRANCE						
GRANTEE:ADAMS KENDALL & TAM						
0942/0370	5/22/2014	WD Q	Q	V	01	189,900
GRANTOR:GULF VIEW SHORES LLC						
GRANTEE:LOWE D BRIAN & FRAN						

BUILDING NOTES													

BUILDING DIMENSIONS													
FOP=[YR=2016] W36 S10 E36 BAS=[YR=2016] W36 S48 PTR=W20													
FUS=[YR=2016] N22 E10 N14 W10 N12 W16 FOP=[YR=2016] E16 N10													
W16 S10\$ S12 W10 S14 E10 S22 E16\$ E20\$ PTR=S20 DCK=[YR=2016]													
S18 E16 N14 E7 PST=[YR=2016] W7 S14 E7 N14\$ N10 W6 S6 W17\$													
N20\$ E25 DCK=[YR=2016] W14 S5 E14 N5\$ E11 PTR=E15													
PCP=[YR=2016] E12 N39 E6 N14 E7 S41 W13 FST=[YR=2016] E13 N15													
W13 PST=[YR=2016] E13 N26 W7 S14 W6 S12\$ S15\$ S12 E24 N58 W36													
PTO=[YR=2016] E6 N5 W6 S5\$ S58\$ W15\$ N37 E2 N8 W2 N3\$ N10\$.													