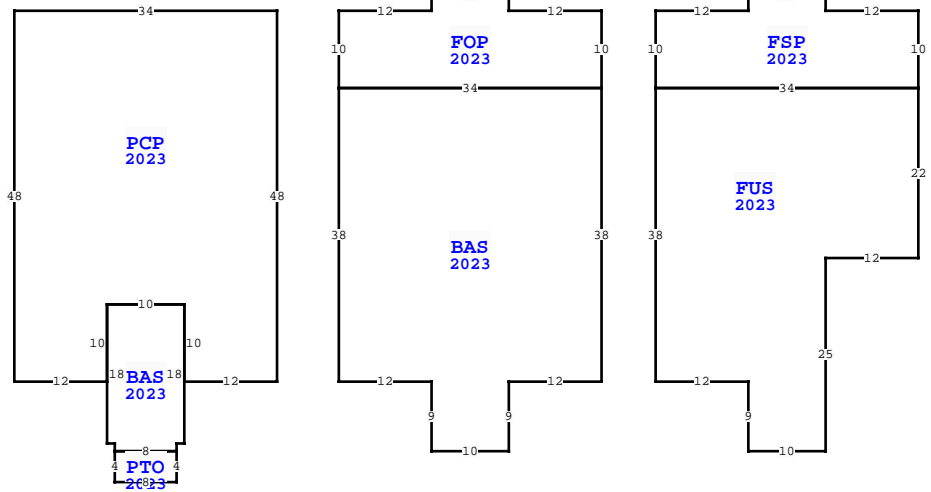


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	05	PILE CONCR 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 60
Exterior Wall	11	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	GALVALUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	VYL PLANK 100
Ceiling	09	9 FT 100
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Bedrooms		4 100
Bathrooms		4 100
Stories	2.	2. 100
Fireplace	01	FIREPLACE 100
Units		0 100
Condition Adj	12	AVERAGE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	3,221	139.4000	231.75	746,467	2023	2023		0	0	0.00	100.00	
1 SINGLE FAM 0% - 2024													
Heated Area: 2760													
HX Base Yr													



Quality					
03 AVERAGE					
DOR CODE					
0100 SINGLE FAMILY					
MAP NUM		4	MKT AREA	06	
NEIGHBORHOOD/LOC					
155.2		1.75/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	188	100	2023	188	43,569
BAS	1,382	100	2023	1,382	320,279
FOP	360	30	2023	108	25,029
FSP	360	55	2023	198	45,887
FUS	1,190	100	2023	1,190	275,783
PCP	1,532	10	2023	153	35,458
PTO	32	5	2023	2	464
<b>TOTALS</b>	<b>5,044</b>			<b>3,221</b>	<b>746,467</b>

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	0350	BOATDOCK A	0	0	10	4	40.00	SF	24.00	24.00	100	2022	2022	3	97	931	
2	0371	FLOATING D	0	0	16	8	128.00	SF	20.00	20.00	100	2022	2022	3	97	2,483	
3	0335	ALUMINUM W	0	0	7	3	21.00	SF	17.00	17.00	100	2022	2022	3	97	346	
5	0850	SEAWALL CO	0	0	0	0	50.00	LF	42.00	42.00	100	2024	1993	AV	20	420	
6	0005	ELEVATOR	0	0	0	0	1.00	UT	29,000.00	29,000.00	100	2024	2023	AV	98	28,420	

TOTAL OB/XF													
32,600													

LAND DESCRIPTION																								
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	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			
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3			Tax Dist:
BUILDING MARKET VALUE			746,467
TOTAL MARKET OB/XF VALUE			32,600
TOTAL LAND VALUE - MARKET			180,000
TOTAL MARKET VALUE			959,067
SOH/AGL Deduction			3,495
ASSESSED VALUE			955,572
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			955,572
TOTAL JUST VALUE			959,067
NCON VALUE			775,307
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			163,877

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1195/0579	2/24/2021	WD	Q	V	01	165,000
GRANTOR: ROMER KIMBERLY						
GRANTEE: STUDD NEAL & LEAH A						
0943/0180	5/29/2014	WD	Q	V	05	254,800
GRANTOR: GULF VIEW SHORES, LLC						
GRANTEE: ROMER WILLIAM & KIM						

BUILDING NOTES													
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BUILDING DIMENSIONS													
PCP=[YR=2023;ORIG=-10,10] S48 E12 N10 E10 S10 E12 N48 W34 \$													
PTO=[YR=2023;ORIG=3,67] E8 S4 W8 N4 \$													
BAS=[YR=2023;ORIG=12,66] N18 W10 S18 E1 S1 E8 N1 E1 \$													
POP=[YR=2023;ORIG=32,10] S10 E34 N10 W12 N2 W10 S2 W12 \$													
BAS=[YR=2023;ORIG=32,20] S38 E12 S9 E10 N9 E12 N38 W34 \$													
FSP=[YR=2023;ORIG=73,10] S10 E34 N10 W12 N2 W10 S2 W12 \$													
FUS=[YR=2023;ORIG=73,20] S38 E12 S9 E10 N25 E12 N22 W34 \$													