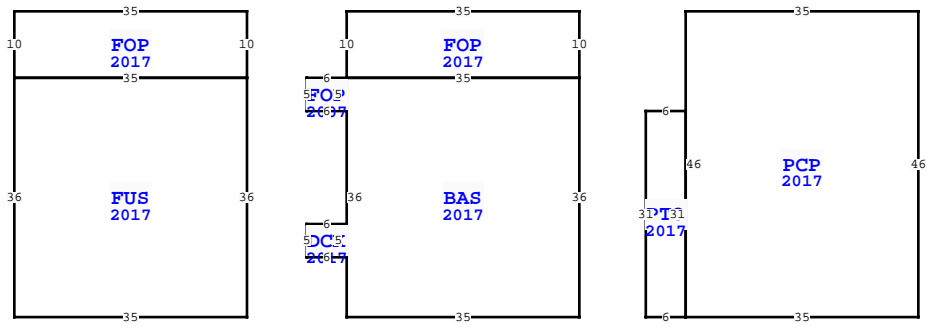


| BUILDING CHARACTERISTICS | | |
|--------------------------|----|----------------|
| ELEMENT | CD | CONSTRUCTION |
| Foundation | 05 | PILE CONCR 100 |
| Frame | 02 | WOOD FRAME 100 |
| Exterior Wall | 05 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floor | 11 | CLAY TILE 50 |
| Interior Floor | 14 | CARPET 50 |
| Heating Type | 13 | HEAT PUMP 100 |
| Air Condition | 13 | HEAT PUMP 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 4.5 100 |
| Story Height | | 0 100 |
| Stories | 1. | 1. 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 | 2,912 | 149.5000 | 142.02 | 413,562 | 2017 | 2017 | 0 | 0 | 0 | 6.00 | 94.00 |
| 1 SINGLE FAM 100% - 2022 | | | | | | | | | | | | |
| Heated Area: 2520 HX Base Yr 2022 | | | | | | | | | | | | |



| WAKULLA COUNTY PROPERTY | | | |
|--|-------------|-----|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | | STANDARD |
| Tax Group: 3 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 388,748 |
| TOTAL MARKET OB/XF VALUE | | | 44,673 |
| TOTAL LAND VALUE - MARKET | | | 120,000 |
| TOTAL MARKET VALUE | | | 553,421 |
| SOH/AGL Deduction | | | 56,218 |
| ASSESSED VALUE | | | 497,203 |
| TOTAL EXEMPTION VALUE | HX HB | | 50,000 |
| BASE TAXABLE VALUE | | | 447,203 |
| TOTAL JUST VALUE | | | 553,421 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 493,148 |
| MM 5YR CK - PU XFOBS | | | |
| COA PER FORM 3547 | | | |
| 5 YR PRCL CH, PU NEW SFD, PU XFOB LN 1-2 | | | |
| DEL FOB LN 1 (COUNTY OWNS SEAWALL) | | | |
| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
| 16000494 | SFD-CO | 0 | 06/24/2016 |

| EXTRA FEATURES | | | | | |
|----------------|------------------|-------------|------|--------------|----------------------|
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 1,260 | 100 | 2017 | 1,260 | 168,208 |
| DCK | 30 | 10 | 2017 | 3 | 400 |
| FOP | 30 | 30 | 2007 | 9 | 1,201 |
| FOP | 350 | 30 | 2017 | 105 | 14,017 |
| FOP | 350 | 30 | 2017 | 105 | 14,017 |
| FUS | 1,260 | 100 | 2017 | 1,260 | 168,208 |
| PCP | 1,610 | 10 | 2017 | 161 | 21,493 |
| PTO | 186 | 5 | 2017 | 9 | 1,201 |
| TOTALS | 5,076 | | | 2,912 | 388,748 |

| 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 | 0211 | CONCRETE W | 0 | 100 | 5 | 4 | | | 20.00 | SF | 6.00 | 6.00 | 100 | 2017 | 2017 | 3 | 76 | 91 | |
| 2 | 0005 | ELEVATOR | 0 | 100 | 0 | 0 | | | 1.00 | UT | 29,000.00 | 29,000.00 | 100 | 2017 | 2017 | 3 | 88 | 25,520 | |
| 3 | 0125 | MTL/VYL AC | 0 | 100 | 0 | 0 | | | 258.00 | LF | 19.00 | 19.00 | 100 | 2020 | 2020 | 3 | 89 | 4,363 | |
| 4 | 0335 | ALUMINUM W | 0 | 100 | 16 | 3 | | | 48.00 | SF | 17.00 | 17.00 | 100 | 2020 | 2020 | 3 | 89 | 726 | |
| 5 | 0371 | FLOATING D | 0 | 100 | 20 | 10 | | | 200.00 | SF | 20.00 | 20.00 | 100 | 2020 | 2020 | 3 | 89 | 3,560 | |
| 6 | 0371 | FLOATING D | 0 | 100 | 20 | 8 | | | 160.00 | SF | 20.00 | 20.00 | 100 | 2020 | 2020 | 3 | 89 | 2,848 | |
| 7 | 0006 | ELECTRIC L | 0 | 100 | 0 | 0 | | | 1.00 | UT | 8,500.00 | 8,500.00 | 100 | 2020 | 2020 | 3 | 89 | 7,565 | |
| 8 | 0625 | PORT WD UT | 0 | 100 | 8 | 8 | | | 64.00 | SF | 0.00 | 0.00 | 100 | 2020 | 2020 | 3 | 89 | 0 | |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1215/0533 | 6/18/2021 | WD Q | Q | V | 01 | 845,000 |
| GRANTOR: ALBANO STEVEN & CORNE | | | | | | |
| GRANTEE: SARKISIAN SCOTT & E | | | | | | |
| 0963/0490 | 2/21/2015 | WD Q | Q | V | 01 | 60,000 |
| GRANTOR: GULF VIEW SHORES, LLC | | | | | | |
| GRANTEE: ALBANO STEVEN & COR | | | | | | |

| 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 | 000100 | C | SFR | 100 | | | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 120,000.00 | 120,000.00 | 120,000 | | | | | | | |

| BUILDING NOTES | | | | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|--|--|--|--|
| BLD DATE 02/15/2017 MMSR LGL DATE 02/15/2017 MMSR | | | | | | | | | | | | |
| XF DATE 02/15/2017 MMSR AG DATE 02/15/2017 MMSR | | | | | | | | | | | | |
| INC DATE | | | | | | | | | | | | |

| BUILDING DIMENSIONS | | | | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|--|--|--|--|
| FOP=[YR=2017] W35 S10 E35 BAS=[YR=2017] W35 FOP=[YR=2007] W6 S5 PTR=S17 DCK=[YR=2017] S5 E6 N5 W6\$ N17\$ E6 N5\$ S36 PTR=W15 FUS=[YR=2017] N36 W35 FOP=[YR=2017] E35 N10 W35 S10\$ S36 E35\$ E15\$ E35 PTR=E10 PTO=[YR=2017] E6 PCP=[YR=2017] E35 N46 W35 S46\$ N31 W6 S31\$ W10\$ N36\$ N10 \$. | | | | | | | | | | | | |