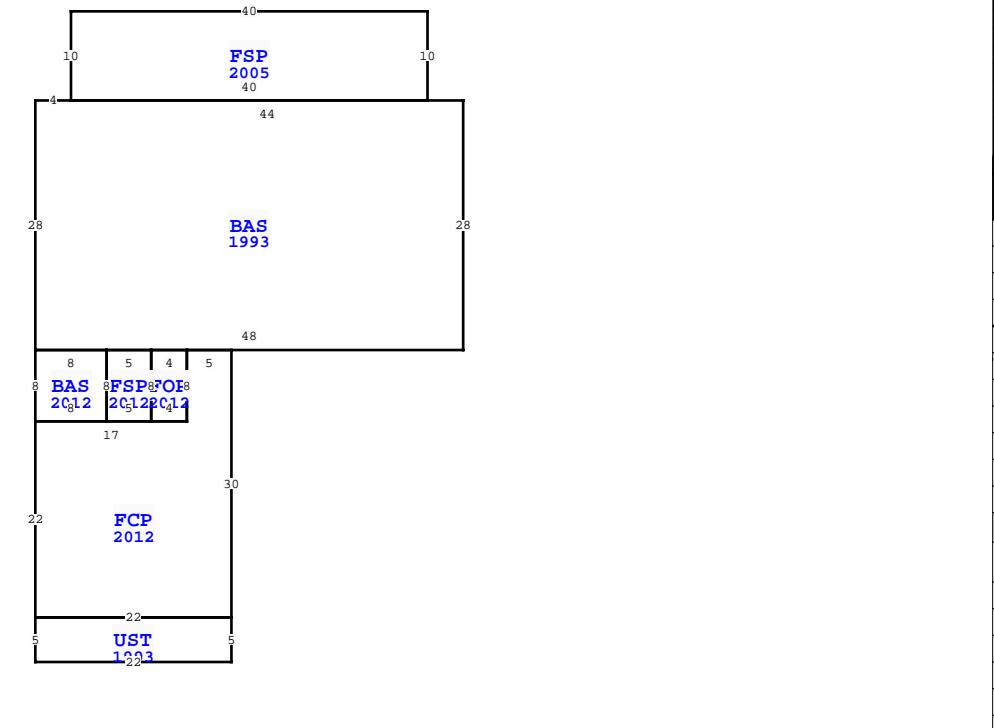




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	03	CONCR STEM 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 90
Exterior Wall	08	WD ON PLY 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2 100
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	1,841	121.0000	114.95	211,623	1975	1975	0	0	48.00	52.00		



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 16 8	128.00	SF	26.40	26.40	100	1987	1987	GD	20	676	
4	0325	BOAT SLIP	0	0 75 4	1.00	UT	2,500.00	2,500.00	100	2024	2020	AV	89	2,225	

TOTAL OB/XF													
2,901													
BLD DATE	11/20/2018	MMSS	LGL DATE	11/20/2018	MMSS								
XF DATE	11/20/2018	MMSS	LAND DATE	11/20/2018	MMSS								
INC DATE			AG DATE										

EXTRA FEATURES					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1993	1,344	80,336
BAS	64	100	2012	64	3,826
FCP	524	25	2012	131	7,830
FOP	32	30	2012	10	598
FSP	400	55	2005	220	13,150
FSP	40	55	2012	22	1,315
UST	110	45	1993	50	2,989
TOTALS	2,514			1,841	110,044

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			110,044
TOTAL MARKET OB/XF VALUE			2,901
TOTAL LAND VALUE - MARKET			132,000
TOTAL MARKET VALUE			244,945
SOH/AGL Deduction			30,562
ASSESSED VALUE			214,383
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			214,383
TOTAL JUST VALUE			244,945
NCON VALUE			2,225
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			192,978

SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD	SALE PRICE
1087/0450	9/27/2018	WD Q	I 01	285,000
GRANTOR: COWART MARIE AS TRUST				
GRANTEE: STREET PHILIP E & M				
0846/0307	2/18/2011	WD U	I 12	260,000
GRANTOR: CAPITAL CITY BANK				
GRANTEE: COWART MARIE AS TRU				

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=1993] W44 FSP=[YR=2005] E40 N10 W40 S10\$ W4 S28			
BAS=[YR=2012] S8 E8 N8 FSP=[YR=2012] S8 E5 N8 FOP=[YR=2012]			
S8 E4 N8 FCP=[YR=2012] S8 W17 S22 E22 UST=[YR=1993] W22 S5			
E22 N5\$ N30 W5\$ W4\$ W5\$ W8\$ E48 N28\$.			

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	000132	C	SFR RIVER	0			80.00	273.00	80.00	FF		1.00	1.00	1.00	1,650.00	1,650.00	132,000							