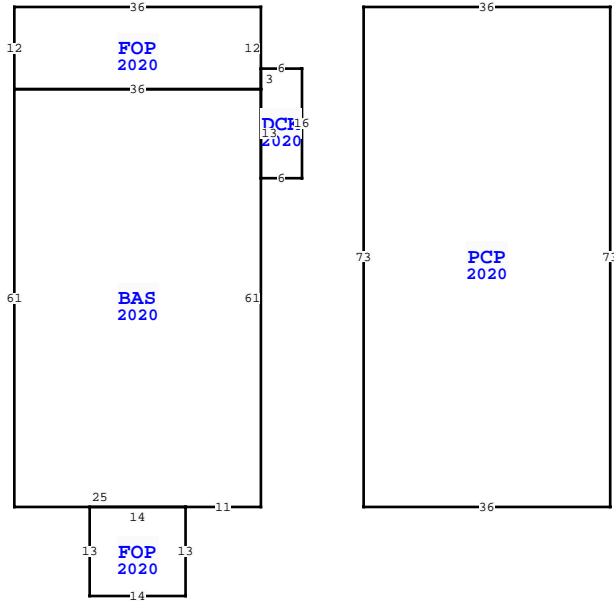


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	05	PILE CONCR	100
Frame		N/A	100
Exterior Wall	30	VINYL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	07	VYL PLANK	70
Interior Floor	14	CARPET	30
Heating Type	04	AIR DUCTED	100
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	2,655	127.9000	121.50	322,582	2020	2020	0	0	0	3.00	97.00		
2 SINGLE FAM 0% - 0 Heated Area: 2196 HX Base Yr														



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		312,905	
TOTAL MARKET OB/XF VALUE		19,385	
TOTAL LAND VALUE - MARKET		132,000	
TOTAL MARKET VALUE		464,290	
SOH/AGL Deduction		14,003	
ASSESSED VALUE		450,287	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		450,287	
TOTAL JUST VALUE		464,290	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		414,683	
5 YR PRCL CK, PU NEW SFD AND XFOB LN 4-6			
CODES TO VACANT			
MICHAEL, DEL XFOB LN 4, DEL BLDG & CHG ALL			
5 YR PRCL CH, DAMAGE REVIEW FOR HURRICANE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000950	SFD-CO	0	07/16/2019
18001177	DEMO-CO	0	11/01/2018
201424	DOCKS/SEAWALLS	0	01/10/2014
20061358	DECK	0	08/18/2006

Quality		03 AVERAGE			
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	4	MKT AREA	03		
NEIGHBORHOOD/LOC	75.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,196	100	2020	2,196	258,810
DCK	9	10	2020	1	118
DCK	96	10	2020	10	1,179
FOP	182	30	2020	55	6,483
FOP	432	30	2020	130	15,321
PCP	2,628	10	2020	263	30,996
TOTALS	5,543			2,655	312,905

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0768/0692	8/28/2008	WD	Q	I		400,000
GRANTOR: ELLIS JOHN & SARA						
GRANTEE: MCCOY MARY K & REES						

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	0375	WOOD WALK	0	0	126	4		15.00	15.00	100	2014	2014	3	62	4,687	
2	0350	BOATDOCK A	0	0	16	10		24.00	24.00	100	2014	2014	3	62	2,381	
3	0375	WOOD WALK	0	0	24	4		15.00	15.00	100	2014	2014	3	62	893	
4	0009	DUMBWAITER	0	0	0	0		10,000.00	10,000.00	100	2020	2020	3	94	9,400	
5	0060	DECK WOOD	0	0	0	0		5.00	5.00	100	2020	2020	3	97	238	
6	0140	FIRE PLACE	0	0	0	0		1,900.00	1,900.00	100	2020	2020	3	94	1,786	

TOTAL OB/XF														19,385										
LAND DESCRIPTION																								
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			0.00	212.00	80.00	FF		1.00	1.00	1.00	1,650.00	1,650.00	132,000							

BUILDING NOTES													
BUILDING DIMENSIONS													
FOP=[YR=2020] W36 S12 E36 BAS=[YR=2020] W36 S61 E25													
FOP=[YR=2020] W14 S13 E14 N13\$ E11 PTR=E15 PCP=[YR=2020] E36													
N73 W36 S73\$ W15\$ N61\$ DCK=[YR=2020] S13 E6 N16 PTR=N15													
DCK=[YR=2020] N3 W3 S3 E3\$ S15\$ W6 S3\$ N12\$.													