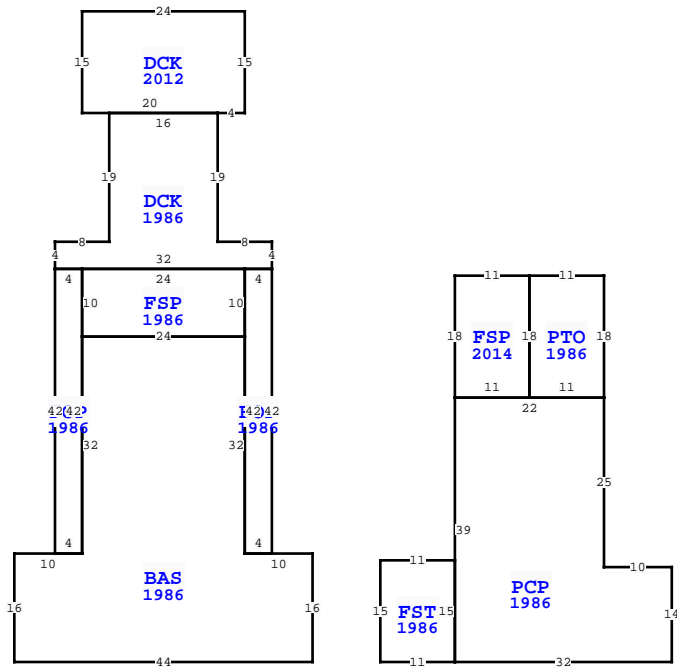


BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Foundation	04	PILE WOOD 100			
Frame	02	WOOD FRAME 100			
Exterior Wall	12	CEDAR/CYPR 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 80			
Interior Wall	06	CUST PANEL 20			
Interior Floo	12	HARDWOOD 100			
Heating Type	13	HEAT PUMP 100			
Air Condition	13	HEAT PUMP 100			
Air Condition	14	MINI SPLIT 100			
Bedrooms		2 100			
Bathrooms		2 100			
Story Height		0 100			
Stories	1.1	1.100			
Fireplace	01	FIREPLACE 100			
Units		0 100			
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	5	MKT AREA 02			
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,472	100	1986	1,472	167,296
DCK	432	10	1986	43	4,887
DCK	360	10	2012	36	4,092
FOP	168	30	1986	50	5,683
FOP	168	30	1986	50	5,683
FSP	240	55	1986	132	15,002
FSP	198	55	2014	109	12,388
FST	165	55	1986	91	10,343
PCP	998	10	1986	100	11,365
PTO	198	5	1986	10	1,137
TOTALS	4,399			2,093	237,874

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	0% - 0			290,090	1986	2005	0	0	18.00	82.00	Heated Area: 1472 HX Base Yr	



WAKULLA COUNTY PROPERTY				PAGE 1 of 3	3	
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				237,874		
TOTAL MARKET OB/XF VALUE				52,861		
TOTAL LAND VALUE - MARKET				75,000		
TOTAL MARKET VALUE				365,735		
SOH/AGL Deduction				50,544		
ASSESSED VALUE				315,191		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				315,191		
TOTAL JUST VALUE				365,735		
NCON VALUE				8,650		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				278,674		
MM 5 YR CK 2/2/2023, CH RCVR & XFOB CODE, PU XFOBS						
ADDRESS CLEAN UP - MV TO LN 1						
5 YR PRCL CK, CHG FLOR PU XFOB 15-19						
16						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
19001286	REROOF-CO	0	09/16/2019			
15000208	REPAIR/REPLACE	0	03/23/2015			
31630	DOCK	0	04/14/2004			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0949/0266	8/14/2014	WD Q	Q	I	01	185,000
GRANTOR:CHRISTEL M ROBERTS IN						
GRANTEE:DUNCAN BRUCE DIXON						
0360/0438	8/17/1999	WD U	I			100
GRANTOR:ROBERTS ANDREW L & CH						
GRANTEE:						
BUILDING NOTES						
BUILDING DIMENSIONS						
DCK=[YR=2012] W24 S15 E20 DCK=[YR=1986] W16 S19 W8 S4 FOP=[YR=1986] S42 E4 N42 W4\$ E32 FOP=[YR=1986] W4 S42 BAS=[YR=1986] N32 W24 FSP=[YR=1986] E24 N10 W24 S10\$ S32 W10 S16 E44 PTR=E10 FST=[YR=1986] E11 PCP=[YR=1986] E32 N14 W10 N25 W22 FSP=[YR=2014] E11 N18 PTO=[YR=1986] S18 E11 N18 W11\$W11 S18\$ S39\$ N15 W11 S15\$ W10\$ N16 W10\$ E4 N42\$ N4 W8 N19\$ E4 N15\$.						

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	110	4			15.00	100	1990	1990	3	20	1,320	
2	0525	UTL BLD <1	0	0	8	6			0.00	100	2000	2000	3	20	0	
3	0210	CONCRETE D	0	0	37	35			6.00	100	1986	1986	3	67	5,206	
5	0620	WOOD UTL B	0	0	24	18			6.00	100	1986	1986	3	20	518	
6	0935	OPEN SHED	0	0	24	10			6.00	100	1986	1986	3	20	288	
7	0060	DECK WOOD	0	0	10	6			5.00	100	2013	2013	3	75	225	
8	0060	DECK WOOD	0	0	10	6			5.00	100	2013	2013	3	75	225	
9	0210	CONCRETE D	0	0	20	18			6.00	100	1986	1986	3	67	1,447	
10	0009	DUMBWAITER	0	0	0	0			10,000.00	100	2014	2014	3	82	8,200	
11	0350	BOATDOCK A	0	0	17	15			24.00	100	2007	2007	3	30	1,836	

TOTAL OB/XF														19,265	
BLD DATE	07/13/2018	MMJT	LGL DATE												
XF DATE	07/13/2018	MMJT	LAND DATE	07/13/2018											
INC DATE			AG DATE												

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000								

