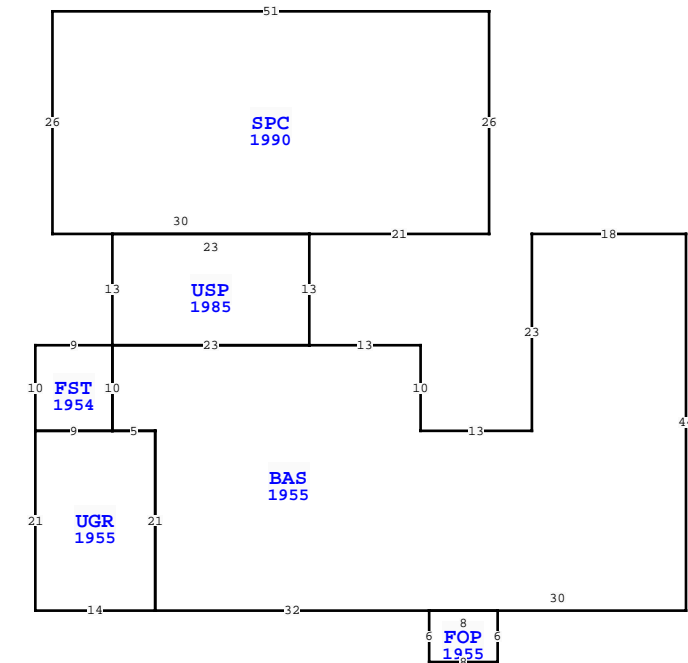


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
01	WOOD FRAME 100				
02	WOOD FRAME 100				
08	WD ON PLY 100				
03	GABLE/HIP 100				
13	GALVALUM 100				
04	PLYWOOD 100				
10	LAMINATED 50				
14	CARPET 50				
04	AIR DUCTED 100				
03	CENTRAL 100				
	3 100				
	1.5 100				
	0 100				
1.	1. 100				
	0 100				
08	FAIR				
0100	SINGLE FAMILY				
1	MKT AREA		07		
000	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,076	100	1955	2,076	90,069
FOP	48	30	1955	14	607
FST	90	55	1954	50	2,170
SPC	1,326	20	1990	265	11,497
UGR	294	40	1955	118	5,119
USP	299	40	1985	120	5,206
TOTALS	4,133			2,643	114,668

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,643	89.5500	85.07	224,840	1955	1974	0	0	49.00	51.00	
1 SINGLE FAM 100% - 0 Heated Area: 2076 HX Base Yr												



WAKULLA COUNTY PROPERTY		PAGE 1 of 3	2
VALUATION SUMMARY			
VALUATION BY	Tax Group: 2	Tax Dist:	STANDARD
BUILDING MARKET VALUE			181,691
TOTAL MARKET OB/XF VALUE			22,370
TOTAL LAND VALUE - MARKET			20,319
TOTAL MARKET VALUE			224,380
SOH/AGL Deduction			84,147
ASSESSED VALUE			140,233
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			90,233
TOTAL JUST VALUE			224,380
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			196,068

CHG RCVR, INCR EYB 1970-1974 ROOF OVER B21-761 CC			
5 YR PRCL CK, N/C			
2017 HX APP TO ADD SPOUSE INFO			
9-14, DEL XFOB LN 15			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB23-000194	RE-ROOF/SHINGLES		05/05/2023
B21-000761	ROOF OVER - CC	0	07/23/2021
2012211	ELECT	0	04/11/2012
2006808	ELEC UPGD	0	05/11/2006
20051422	SEWER/WATER	0	09/12/2005
20051408	ELECTRC	0	09/09/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0875/0560	3/27/2012	WD	U	I	11	100
GRANTOR: FIELD DAVID R & GAIL						
GRANTEE: HOBBS GAZZIE N (RLE						
0808/0318	10/13/2009	WD	U	I	11	100
GRANTOR: HOBBS ALEX A & GAZZIE						
GRANTEE: FILED DAVID R & GAI						

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	0220	POOL VINYL	0	100	18	36	648.00	SF	60.00	60.00	100	1980	1980	3	40	15,552	
2	0210	CONCRETE D	0	100	55	9	495.00	SF	6.00	6.00	100	1980	1980	3	20	594	
3	0211	CONCRETE W	0	100	0	0	462.00	SF	6.00	6.00	100	1980	1980	3	20	554	
4	0700	PORT BLDG	0	100	10	10	100.00	SF	8.00	8.00	100	1990	1990	3	47	376	
5	0030	BARN, POLE	0	100	20	30	600.00	SF	9.00	9.00	100	1990	1990	3	20	1,080	
6	0211	CONCRETE W	0	100	0	0	480.00	SF	6.00	6.00	100	2005	2005	3	24	691	
7	0211	CONCRETE W	0	100	0	0	780.00	SF	6.00	6.00	100	1995	1995	3	20	936	
8	0130	FIRE PLACE	0	100	0	0	1.00	UT	1,300.00	1,300.00	100	1955	1955	3	20	260	
9	0210	CONCRETE D	0	100	60	12	720.00	SF	6.00	6.00	100	1995	1995	3	20	864	
10	0211	CONCRETE W	0	100	46	4	184.00	SF	6.00	6.00	100	1995	1995	3	20	221	

TOTAL OB/XF												
21,128												
BLD DATE	08/16/2019	RTJ/T	LGL DATE	08/16/2019	RTJ/T							
XF DATE	08/16/2019	RTJ/T	LAND DATE	08/16/2019	RTJ/T							
INC DATE			AG DATE									

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=1955] W18 S23 W13 N10 W13 USP=[YR=1985] N13												
SPC=[YR=1990] E21 N26 W51 S26 E30\$ W23 S13 E23\$ W23												
FST=[YR=1954] W9 S10 E9 N10\$ S10 UGR=[YR=1955] W9 S21 E14 N21												
W5\$ E5 S21 E32 POP=[YR=1955] S6 E8 N6 W8\$ E30 N44\$.												

LAND DESCRIPTION													TOTAL OB/XF												
													21,128												
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	2.66	AC		1.00	1.00	1.00	7,500.00	7,500.00	19,950								
2	009630	C	WETLAND	100			0.00	0.00	3.69	AC		1.00	1.00	1.00	100.00	100.00	369								

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	01	WOOD FRAME	100
Frame	02	WOOD FRAME	100
Exterior Wall	26	AL SIDING	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	100
Interior Wall	02	WALL BD/WD	100
Interior Floo	08	SHT VINYL	50
Interior Floo	14	CARPET	50
Heating Type	03	FORCED AIR	100
Air Condition	03	CENTRAL	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Class	00	N/A	100
Units		0	100
Quality	02	BELOW AVERAGE	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM	1	MKT AREA	07
NEIGHBORHOOD/LOC	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,311	100	1990
FCP	396	25	1995
FSP	288	60	1995
TOTALS	1,995		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0200	02	1,583	82.0000	57.40	90,864	1990	1990	0	0	53.00	47.00
3 MOBILE HOM 100% - 0 Heated Area: 1311 HX Base Yr											
BLD DATE 08/16/2019 RTJT LGL DATE 08/16/2019 XF DATE 08/16/2019 RTJT LAND DATE 08/16/2019 RTJT INC DATE AG DATE											

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 3
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		181,691	
TOTAL MARKET OB/XF VALUE		22,370	
TOTAL LAND VALUE - MARKET		20,319	
TOTAL MARKET VALUE		224,380	
SOH/AGL Deduction		84,147	
ASSESSED VALUE		140,233	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		90,233	
TOTAL JUST VALUE		224,380	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		196,068	
1, PU CORR DIMENS XFOB LN 2 & 5, PU XFOB LN			
CORR EXW CARD 4, PU CORR DIMENS & UT XFOB LN			
EXW CARD 1, DEL BLDG CARD 2, CORR EXW CARD 3			
5 YR PRCL CH, PU CORR TRAV, FNDN, FRME, FLOOR			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
200541	PLUMB RV-SIT	0	01/20/2005
32876	ELECTRC	0	12/28/2004
32760	POWER POLE	0	12/02/2004
027717	ELEC	0	05/02/2001
027403	ELEC	0	01/23/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0875/0560	3/27/2012	WD U		I	11	100
GRANTOR: FIELD DAVID R & GAIL						
GRANTEE: HOBBS GAZZIE N (RLE)						
0808/0318	10/13/2009	WD U		I	11	100
GRANTOR: HOBBS ALEX A & GAZZIE						
GRANTEE: FILED DAVID R & GAI						

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
11	0940	OPEN SHED	0 100	6 9	54.00	SF	4.00	4.00	100	1995	1995	3	20	43	
12	0210	CONCRETE D	0 100	50 10	500.00	SF	6.00	6.00	100	1995	1995	3	20	600	
13	0625	PORT WD UT	0 100	8 10	80.00	SF	6.00	6.00	100	2015	2015	3	67	322	
25	0700	PORT BLDG	0 100	5 11	55.00	SF	8.00	8.00	100	1995	1995	3	52	229	
26	0060	DECK WOOD	0 100	6 8	48.00	SF	5.00	5.00	100	1995	1995	3	20	48	
TOTALS												1,242			

BUILDING NOTES			
320 SHELL ISLAND RD, ST MARKS			

BUILDING DIMENSIONS			
FSP=[YR=1995] W12 BAS=[YR=1990] W23 S57 E23 N57 \$ S24			
FCP=[YR=1995] S33 E12 N33 W12 \$ E12 N24 \$.			

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
REVIEW DATE 08/16/2019 BY RTJT Total Acres: 6.35 Total Land Value: 20,319 Market: 0 Agricultural: 0 Common: 20,319 PRINTED 04/01/2026 BY SYS																								

ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
01	WOOD FRAME 100		
02	WOOD FRAME 100		
07	ASB SHNGLE 80		
08	WD ON PLY 20		
03	GABLE/HIP 100		
03	COMP SHNGL 100		
05	DRYWALL 100		
09	PINE WOOD 100		
02	CONVECTION 100		
02	WINDOW 100		
1	2 100		
1	1 100		
1	0 100		
1	1. 100		
1	0 100		
02	BELOW AVERAGE		
0100	SINGLE FAMILY		
1	MKT AREA	07	
000	1.00/		
BAS	616	100	1993
DCK	96	10	1993
UEP	160	60	1995
UOP	198	20	1993
TOTALS	1,070	762	24,317

MARKET ADJUSTMENTS																										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND															
12	SINGLE FAM	100%	- 0	79.78	60,792	1955	1955	0	0	60.00	40.00															
Heated Area: 616 HX Base Yr																										
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>08/16/2019</th> <th>RTJT</th> <th>LGL DATE</th> <th></th> </tr> <tr> <th>XF DATE</th> <th>08/16/2019</th> <th>RTJT</th> <th>LAND DATE</th> <th>08/16/2019</th> </tr> <tr> <th>INC DATE</th> <th></th> <th></th> <th>AG DATE</th> <th></th> </tr> </thead> </table>												BLD DATE	08/16/2019	RTJT	LGL DATE		XF DATE	08/16/2019	RTJT	LAND DATE	08/16/2019	INC DATE			AG DATE	
BLD DATE	08/16/2019	RTJT	LGL DATE																							
XF DATE	08/16/2019	RTJT	LAND DATE	08/16/2019																						
INC DATE			AG DATE																							

WAKULLA COUNTY PROPERTY				PAGE 3 of 3	2	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 2				Tax Dist:		
BUILDING MARKET VALUE				181,691		
TOTAL MARKET OB/XF VALUE				22,370		
TOTAL LAND VALUE - MARKET				20,319		
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ASSESSED VALUE				140,233		
TOTAL EXEMPTION VALUE				50,000		
BASE TAXABLE VALUE				90,233		
TOTAL JUST VALUE				224,380		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				196,068		
NEED TO VERIFY WHO'S SS# ON HX						
GAZZIE N HOBBS DOD 6-11-2016 OR 1019 P 258						
ADD. FOR RV PARK IS 322 SHELL ISLAND RD						
CORR.PHY.ADD.#TO LAND LINE#1 AFTER AG RECLASS						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0875/0560	3/27/2012	WD	U	I	11	100
GRANTOR: FIELD DAVID R & GAIL						
GRANTEE: HOBBS GAZZIE N (RLE)						
0808/0318	10/13/2009	WD	U	I	11	100
GRANTOR: HOBBS ALEX A & GAZZIE						
GRANTEE: FILED DAVID R & GAI						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=1993] W28 UOP=[YR=1993] W9 S22 DCK=[YR=1993] S8 E12						
N8 W12 \$ E9 N22 \$ S22 E4 UEP=[YR=1995] S8 E20 N8 W20 \$ E24						
N22 \$.						

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
320 SHELL ISLAND RD, ST MARKS																
TOTAL OB/XF 0																

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