

RIVER BEND ESTATES (UNREC)
 BLK A LOT 2 OR 50 P 578
 OR 357 P 592 OR 376 P 90

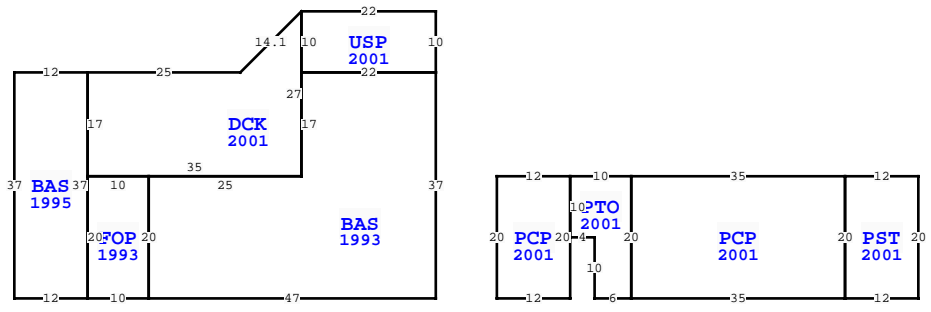
MCGOWAN L R LIVING TRUST/MCGOWAN ANN W ETAL
 519 N RIDE
 TALLAHASSEE, FL 32303

2024

03-6S-02W-129-03707-002

| ELEMENT | CD | CONSTRUCTION |
|----------------|----|----------------|
| Foundation | 04 | PILE WOOD 100 |
| Frame | 02 | WOOD FRAME 100 |
| Exterior Wall | 08 | WD ON PLY 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 13 | GALVALUM 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floor | 12 | HARDWOOD 50 |
| Interior Floor | 14 | CARPET 50 |
| 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 | 2,108 | 119.5000 | 113.52 | 239,300 | 1979 | 1985 | 0 | 0 | 0 | 38.00 | 62.00 | |
| 1 SINGLE FAM 0% - 0 Heated Area: 1758 HX Base Yr | | | | | | | | | | | | | |



| WAKULLA COUNTY PROPERTY | | | |
|--------------------------------------------|-------------|-----------|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | STANDARD | |
| Tax Group: 3 | | Tax Dist: | |
| BUILDING MARKET VALUE | | 148,366 | |
| TOTAL MARKET OB/XF VALUE | | 18,303 | |
| TOTAL LAND VALUE - MARKET | | 120,000 | |
| TOTAL MARKET VALUE | | 286,669 | |
| SOH/AGL Deduction | | 8,156 | |
| ASSESSED VALUE | | 278,513 | |
| TOTAL EXEMPTION VALUE | | 0 | |
| BASE TAXABLE VALUE | | 278,513 | |
| TOTAL JUST VALUE | | 286,669 | |
| NCON VALUE | | 0 | |
| INCOME VALUE | | 0 | |
| PREVIOUS YEAR MKT VALUE | | 285,752 | |
| MM 5YR CK, CHG FLOR TO 14 & 12 1/10/23 | | | |
| 5 YR PRCL CK, CHG DIMS XFOB LN 3,5,6 | | | |
| CORR DIMENS XFOB LN 3, DEL XFOB LN 10-12 | | | |
| CORR TRAV, CORR LAND CODE, PU XFOB LN 4-9, | | | |
| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
| 2007268 | REPAIR DOCK | 0 | 02/28/2007 |
| 2006711 | RE ROOF | 0 | 04/24/2006 |
| 027763 | DOCK & SHD | 0 | 05/10/2001 |

| SALES DATA | | | | | | |
|------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 0381/0360 | 5/26/2000 | QC | U | I | | 100 |
| GRANTOR: | | | | | | |
| GRANTEE: MCGOWAN L R & ANN W | | | | | | |
| 0376/0090 | 3/16/2000 | WD | Q | I | | 218,000 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

| QUALITY | DOR CODE | MAP NUM | NEIGHBORHOOD/LOC | | |
|------------|--------------------|---------------|------------------|--------------|----------------------|
| 03 AVERAGE | 0100 SINGLE FAMILY | 4 MKT AREA 03 | 129.00 1.00/ | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 1,314 | 100 | 1993 | 1,314 | 92,482 |
| BAS | 444 | 100 | 1995 | 444 | 31,250 |
| DCK | 645 | 10 | 2001 | 64 | 4,504 |
| FOP | 200 | 30 | 1993 | 60 | 4,223 |
| PCP | 240 | 10 | 2001 | 24 | 1,689 |
| PCP | 700 | 10 | 2001 | 70 | 4,927 |
| PST | 240 | 15 | 2001 | 36 | 2,534 |
| PTO | 160 | 5 | 2001 | 8 | 563 |
| USP | 220 | 40 | 2001 | 88 | 6,194 |
| TOTALS | 4,163 | | | 2,108 | 148,366 |

7 RIVERVIEW RD, PANACEA

| | | | | |
|----------|------------|------|-----------|------------|
| BLD DATE | 09/19/2018 | MMSS | LGL DATE | |
| XF DATE | 09/19/2018 | MMSS | LAND DATE | 09/19/2018 |
| INC DATE | | | AG DATE | |

| 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 | 0330 | BOAT SHED | 0 | 0 | 33 | 28 | 924.00 | SF | 15.00 | 15.00 | 100 | 2001 | 2001 | 3 | 20 | 2,772 | |
| 2 | 0007 | ELECTRIC L | 0 | 0 | 0 | 0 | 1.00 | UT | 7,500.00 | 7,500.00 | 100 | 2001 | 2001 | 3 | 20 | 1,500 | |
| 3 | 0375 | WOOD WALK | 0 | 0 | 156 | 4 | 624.00 | SF | 15.00 | 15.00 | 100 | 2007 | 2007 | 3 | 30 | 2,808 | |
| 4 | 0360 | BOATDOCK F | 0 | 0 | 14 | 6 | 84.00 | SF | 15.00 | 15.00 | 100 | 2001 | 2001 | 3 | 20 | 252 | |
| 5 | 0375 | WOOD WALK | 0 | 0 | 33 | 3 | 99.00 | SF | 15.00 | 15.00 | 100 | 2007 | 2007 | 3 | 30 | 446 | |
| 6 | 0375 | WOOD WALK | 0 | 0 | 100 | 4 | 400.00 | SF | 15.00 | 15.00 | 100 | 2007 | 2007 | 3 | 30 | 1,800 | |
| 7 | 0210 | CONCRETE D | 0 | 0 | 33 | 8 | 264.00 | SF | 6.00 | 6.00 | 100 | 2001 | 2001 | 3 | 20 | 317 | |
| 8 | 0210 | CONCRETE D | 0 | 0 | 34 | 10 | 340.00 | SF | 6.00 | 6.00 | 100 | 2001 | 2001 | 3 | 20 | 408 | |
| 9 | 0009 | DUMBWAITER | 0 | 0 | 0 | 0 | 1.00 | UT | 10,000.00 | 10,000.00 | 100 | 2013 | 2013 | 3 | 80 | 8,000 | |

| BUILDING NOTES | | | | | | | | | | | | | |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | | | | | |

| BUILDING DIMENSIONS | | | | | | | | | | | | | |
|-----------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| USP=[YR=2001] W22 S10 E22 BAS=[YR=1993] W22 S17 W25 S20 | | | | | | | | | | | | | |
| FOP=[YR=1993] N20 W10 S20 BAS=[YR=1995] N37 DCK=[YR=2001] | | | | | | | | | | | | | |
| S17 E35 N27 L10 D10 W25\$ W12 S37 E12\$ E10\$ E47 PTR=E10 | | | | | | | | | | | | | |
| PCP=[YR=2001] E12 N20 PTO=[YR=2001] S10 E4 S10 E6 N20 | | | | | | | | | | | | | |
| PCP=[YR=2001] S20 E35 N20 PST=[YR=2001] S20 E12 N20 W12\$ W35\$ | | | | | | | | | | | | | |
| W10\$ W12 S20\$ W10\$ N37\$ N10\$. | | | | | | | | | | | | | |

| LAND DESCRIPTION | | | | | | | | | | | | | | TOTAL OB/XF 18,303 | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|--------|--------|-------------|-----------|-----|----------|--------|--------------------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | | | 100.00 | 200.00 | 1.00 | LT | | 1.00 | 1.00 | 1.20 | 100,000.00 | 120,000.00 | 120,000 | | | | | | | |