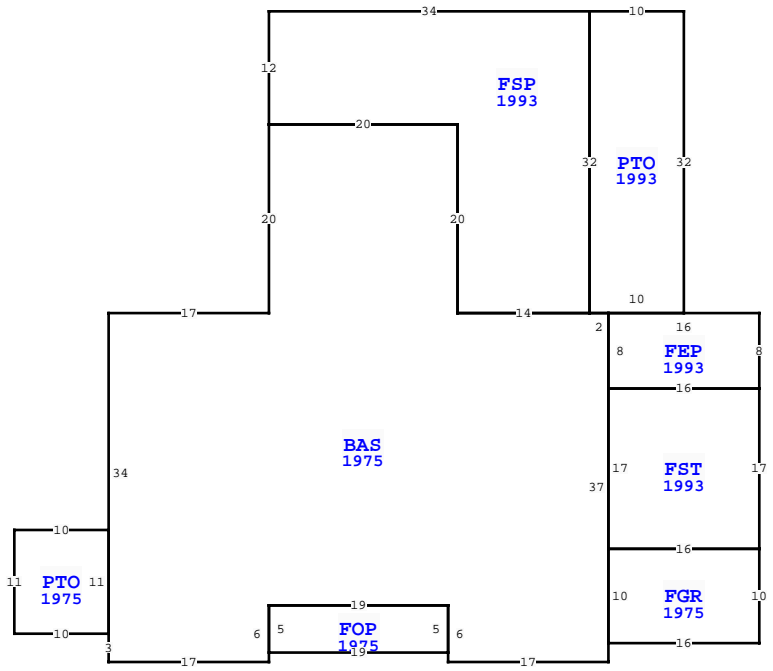


ELEMENT		CD	BUILDING CHARACTERISTICS		CONSTRUCTION	
Foundation	03	CONCR	STEM	100		
Frame	02	WOOD	FRAME	100		
Exterior Wall	19	COMMON	BRK	100		
Roof Structur	03	GABLE/HIP	100			
Roof Cover	03	COMP	SHNGL	100		
Interior Wall	05	DRYWALL	100			
Interior Floo	14	CARPET	100			
Heating Type	04	AIR	DUCTED	100		
Air Condition	03	CENTRAL	100			
Bedrooms		2	100			
Bathrooms		1.5	100			
Story Height		0	100			
Stories	1.	1.	100			
Units		0	100			
Quality	03	AVERAGE				
DOR CODE	0100	SINGLE FAMILY				
MAP NUM	5	MKT AREA	02			
NEIGHBORHOOD/LOC	41.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	
BAS	2,247	100	1975	2,247	125,432	
FEP	128	80	1993	102	5,694	
FGR	160	50	1975	80	4,466	
FOP	95	30	1975	28	1,563	
FSP	688	55	1993	378	21,101	
FST	272	55	1993	150	8,374	
PTO	110	5	1975	6	335	
PTO	320	5	1993	16	893	
TOTALS	4,020			3,007	167,857	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,007	113.0000	107.35	322,801	1975	1975	0	0	48.00	52.00
1 SINGLE FAM 100% - 2013 Heated Area: 2349 HX Base Yr 2013											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 2	
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		185,909	
TOTAL MARKET OB/XF VALUE		24,968	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		285,877	
SOH/AGL Deduction		91,303	
ASSESSED VALUE		194,574	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		144,574	
TOTAL JUST VALUE		285,877	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		289,729	
INCR EYB 1967-1971 RE-ROOF OB23-124 CC 5/26/2023			
ON SEQ 2 BLDG BECAUSE OF NEW ROOF			
CH XFOB CODE; CH EYB FROM 1963 TO 1967			
MM 5YR PRCL CK - DEMO XFOB, PU TWO XFOBS,			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB23-000124	RE-ROOF-CC	0	03/27/2023
18001525	REROOF-CC	0	12/28/2018
201391	WINDOWS/DOORS	0	02/13/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0882/0521	6/12/2012	WD	Q	I	01	190,000
GRANTOR: VANCE ERNEST E & MARS						
GRANTEE: SHEETS THOMAS E						
0574/0456	12/30/2004	QC	U	I		100
GRANTOR: PRINCETON EXCHANGE						
GRANTEE: VANCE						

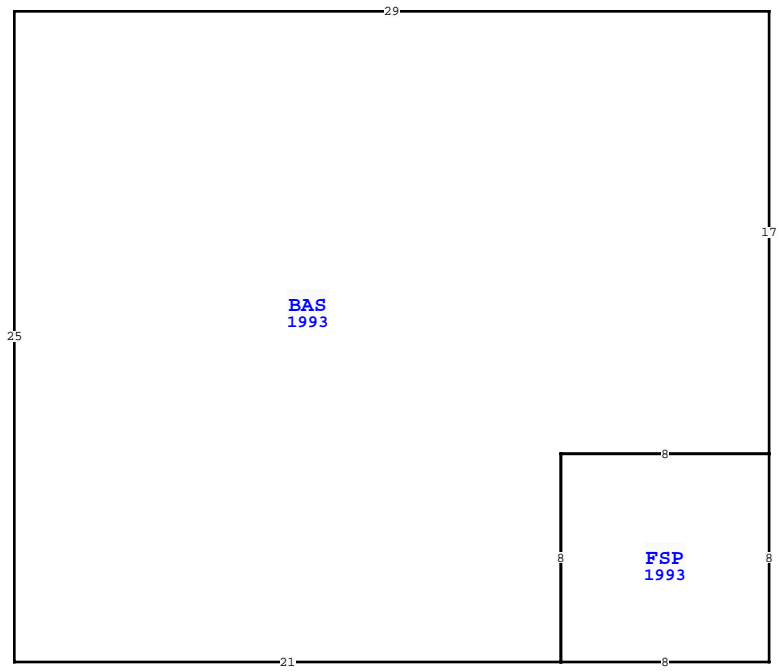
EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0130	FIRE PLACE	0	100	0	1.00	UT	1,300.00	1,300.00	100	1975	1975	3	20	260	
2	0130	FIRE PLACE	0	100	0	1.00	UT	1,300.00	1,300.00	100	1975	1975	3	20	260	
3	0160	GARAGE FIN	0	100	34	816.00	SF	40.00	40.00	100	1975	1975	3	20	6,528	
4	0060	DECK WOOD	0	100	17	136.00	SF	5.00	5.00	100	1975	1975	3	20	136	
5	0211	CONCRETE W	0	100	25	115.00	SF	6.00	6.00	100	1975	1975	3	20	138	
6	0211	CONCRETE W	0	100	107	321.00	SF	6.00	6.00	100	1975	1975	3	20	385	
7	0211	CONCRETE W	0	100	87	348.00	SF	6.00	6.00	100	1975	1975	3	20	418	
8	0090	CHAINLINK	0	100	0	566.00	LF	12.00	12.00	100	1975	1975	3	20	1,358	
9	0375	WOOD WALK	0	100	32	128.00	SF	15.00	15.00	100	1991	1991	3	20	384	
10	0371	FLOATING D	0	100	20	320.00	SF	20.00	20.00	100	1991	1991	3	20	1,280	

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	100			147.00	210.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 04/20/2022 BY MM																								
Total Acres: 0.71					Total Land Value: 75,000					Market: 0					Agricultural: 0					Common: 75,000				

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	03	CONCR STEM	100
Frame	02	WOOD FRAME	100
Exterior Wall	04	SINGLE SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	13	GALVALUM	100
Interior Wall	05	DRYWALL	100
Interior Floo	08	SHT VINYL	100
Heating Type	02	CONVECTION	100
Air Condition	02	WINDOW	100
Bedrooms		2	100
Bathrooms		1	100
Story Height		0	100
Stories	1.	1.	100
Units		0	100
Quality	01	MINIMUM	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM	5	MKT AREA	02
NEIGHBORHOOD/LOC	41.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	661	100	1993
FSP	64	55	1993
TOTALS	725		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	696	68.2500	64.84	45,129	1963	1971	0	0	60.00	40.00
2 SINGLE FAM 0% - 2013 Heated Area: 661 HX Base Yr 2013											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 2
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		185,909	
TOTAL MARKET OB/XF VALUE		24,968	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		285,877	
SOH/AGL Deduction		91,303	
ASSESSED VALUE		194,574	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		144,574	
TOTAL JUST VALUE		285,877	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		289,729	
PU XFOB LN 12-13			
ARE IN GOOD REPAIR, CORR DIMENS XFOB LN 3,			
FNDN & FRME, DEL FUNC CARD 2, BOTH SFD'S			
XFOB LN 12 & 13			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD
0882/0521	6/12/2012	WD Q	I 01
GRANTOR: VANCE ERNEST E & MARS			
GRANTEE: SHEETS THOMAS E			
0574/0456	12/30/2004	QC U	I
GRANTOR: PRINCETON EXCHANGE			
GRANTEE: VANCE			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=1993] W29 S25 E21 FSP=[YR=1993] E8 N8 W8S8\$ N8 E8 N17\$.			

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	0210	CONCRETE D	0 100	30	28	840.00	SF	6.00	6.00	100	2013	2013	3	57	2,873	
12	0210	CONCRETE D	0 100	64	14	896.00	SF	6.00	6.00	100	2013	2013	3	57	3,064	
13	0960	SCREEN ROO	0 100	0	0	360.00	SF	21.00	21.00	100	2018	2018	3	90	6,804	
14	0211	CONCRETE W	0 100	30	30	900.00	SF	6.00	6.00	100	1975	1975	3	20	1,080	
TOTALS												696		18,052		

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
Total Acres: 0.71 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000																								