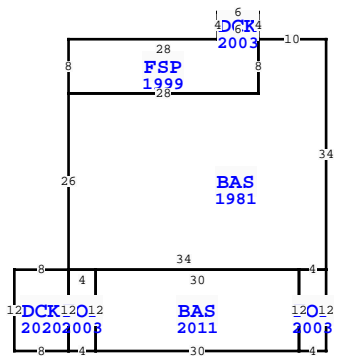
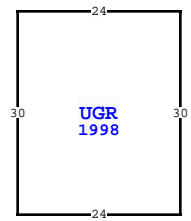


| BUILDING CHARACTERISTICS | | | | | |
|--------------------------|------------------|----------------|------|--------------|----------------------|
| ELEMENT | CD | CONSTRUCTION | | | |
| Foundation | 03 | CONCR STEM 100 | | | |
| Frame | 02 | WOOD FRAME 100 | | | |
| Exterior Wall | 08 | WD ON PLY 100 | | | |
| Roof Structur | 03 | GABLE/HIP 100 | | | |
| Roof Cover | 03 | COMP SHNGL 100 | | | |
| Interior Wall | 05 | DRYWALL 100 | | | |
| Interior Floo | 12 | HARDWOOD 50 | | | |
| Interior Floo | 13 | PARQUET 50 | | | |
| Heating Type | 03 | FORCED AIR 100 | | | |
| Air Condition | 03 | CENTRAL 100 | | | |
| Bedrooms | | 2 100 | | | |
| Bathrooms | | 2 100 | | | |
| Story Height | | 0 100 | | | |
| Stories | 1. | 1. 100 | | | |
| Units | | 0 100 | | | |
| Quality | 08 | FAIR | | | |
| DOR CODE | 0100 | SINGLE FAMILY | | | |
| MAP NUM | 5 | MKT AREA 13 | | | |
| NEIGHBORHOOD/LOC | 000 | 1.00/ | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 1,068 | 100 | 1981 | 1,068 | 80,491 |
| BAS | 360 | 100 | 2011 | 360 | 27,132 |
| DCK | 24 | 10 | 2003 | 2 | 151 |
| DCK | 96 | 10 | 2020 | 10 | 754 |
| FOP | 48 | 30 | 2003 | 14 | 1,055 |
| FOP | 48 | 30 | 2003 | 14 | 1,055 |
| FSP | 224 | 55 | 1999 | 123 | 9,270 |
| UGR | 720 | 40 | 1998 | 288 | 21,705 |
| TOTALS | 2,588 | | | 1,879 | 141,613 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | |
|---|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|--|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | |
| 0100 | 01 | 1,879 | 96.7500 | 91.91 | 172,699 | 1981 | 2005 | 0 | 0 | 18.00 | 82.00 | | |
| 1 SINGLE FAM 0% - 2024 Heated Area: 1428 HX Base Yr | | | | | | | | | | | | | |



| | | | | |
|----------|------------|------|-----------|-----------------|
| BLD DATE | 04/25/2019 | MMAK | LGL DATE | |
| XF DATE | 04/25/2019 | MMAK | LAND DATE | 04/25/2019 MMAK |
| 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 | 0770 | PUMP HOUSE | 0 | 0 | 6 | 4 | 24.00 | SF | 5.00 | 5.00 | 100 | 1988 | 1988 | 3 | 0 | | 0 |
| 2 | 0100 | 6" CHAINLI | 0 | 0 | 0 | 0 | 420.00 | LF | 19.00 | 19.00 | 100 | 1993 | 1993 | 3 | 20 | 1,596 | |
| 3 | 0960 | SCREEN ROO | 0 | 0 | 24 | 12 | 288.00 | SF | 21.00 | 21.00 | 100 | 1990 | 1990 | 3 | 47 | 2,843 | |
| 4 | 0350 | BOATDOCK A | 0 | 0 | 21 | 9 | 189.00 | SF | 24.00 | 24.00 | 100 | 2003 | 2003 | 3 | 21 | 953 | |
| 5 | 0620 | WOOD UTL B | 0 | 0 | 5 | 3 | 15.00 | SF | 6.00 | 6.00 | 100 | 1992 | 1992 | 3 | 20 | 18 | |

| TOTAL OB/XF | | | | | | | | | | | | | |
|-------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 112 WHITE BLUFF RD, SOPCHOPPY | | | | | | | | | | | | | |
| 5,410 | | | | | | | | | | | | | |

| 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 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 5,000.00 | 5,000.00 | 5,000 | | | | | | | |

| WAKULLA COUNTY PROPERTY | | | |
|--|-------------|-----------|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | STANDARD | |
| Tax Group: 3 | | Tax Dist: | |
| BUILDING MARKET VALUE | | 141,613 | |
| TOTAL MARKET OB/XF VALUE | | 5,410 | |
| TOTAL LAND VALUE - MARKET | | 5,000 | |
| TOTAL MARKET VALUE | | 152,023 | |
| SOH/AGL Deduction | | 0 | |
| ASSESSED VALUE | | 152,023 | |
| TOTAL EXEMPTION VALUE | | 0 | |
| BASE TAXABLE VALUE | | 152,023 | |
| TOTAL JUST VALUE | | 152,023 | |
| NCON VALUE | | 0 | |
| INCOME VALUE | | 0 | |
| PREVIOUS YEAR MKT VALUE | | 153,980 | |
| JS SALES CK, PU DCK IN TRAV | | | |
| 5 YR PRCL CH, CHG HTTP | | | |
| TOM W MARSHALL DOD 12-2-2014 OR 995 P 863 DC | | | |
| CODE XFOB LN 1 & 4, PU XFOB LN 5 | | | |
| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
| 19000588 | MECH | 0 | 01/03/2020 |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1253/0215 | 2/25/2022 | WD Q | Q | I | 01 | 200,000 |
| GRANTOR: PENSICO TRUST COMPANY | | | | | | |
| GRANTEE: HOSTE LINDA R & DAH | | | | | | |
| 1005/0458 | 6/30/2016 | WD Q | Q | I | 01 | 43,000 |
| GRANTOR: MARSHALL F, RUITER V | | | | | | |
| GRANTEE: PENSICO TRUST COMPAN | | | | | | |

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

| BUILDING DIMENSIONS | | | | | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1981] W10 S8 W28 FSP=[YR=1999] E28 N8 DCK=[YR=2003] N4 W6 S4 E6\$ W28 S8\$ S26 DCK=[YR=2020] W8 S12 E8 N12\$ FOP=[YR=2003] S12 E4 N12 W4\$ E34 BAS=[YR=2011] W30 S12 E30 N12\$ FOP=[YR=2003] S12 E4 N12 W4\$ E4 N34 \$ PTR=E20 N20 UGR=[YR=1998] E24 N30 W24 S30\$ S20 W20\$. | | | | | | | | | | | | | |