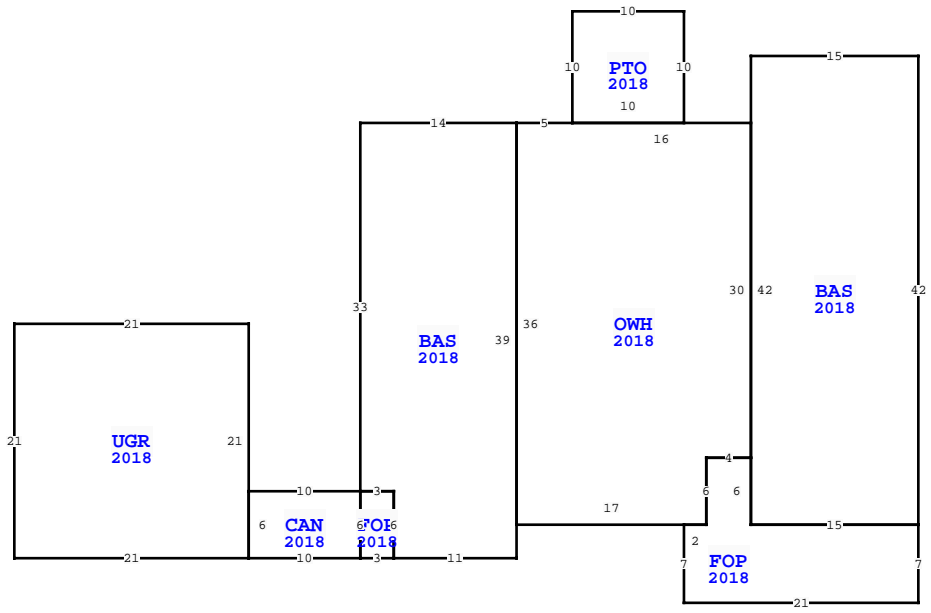


ELEMENT	CD	BUILDING CHARACTERISTICS CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	10	LAMINATED 40
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		4 100
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
1	SINGLE FAM	100%	- 2019		Heated Area: 1890					HX Base Yr 2019	



Quality	CD	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	2	MKT AREA 01			
NEIGHBORHOOD/LOC	383.00	1.35/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	528	100	2018	528	73,209
BAS	630	100	2018	630	87,352
CAN	60	30	2018	18	2,496
FOP	18	30	2018	5	694
FOP	171	30	2018	51	7,071
OWH	732	100	2018	732	101,493
PTO	100	5	2018	5	694
UGR	441	40	2018	176	24,403
TOTALS	2,680			2,145	297,410

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			297,410
TOTAL MARKET OB/XF VALUE			3,194
TOTAL LAND VALUE - MARKET			45,000
TOTAL MARKET VALUE			345,604
SOH/AGL Deduction			71,359
ASSESSED VALUE			274,245
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			224,245
TOTAL JUST VALUE			345,604
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			349,070
ADD HX FOR 2019-ROBERTS			
CORR LAND TO 1 LOT @ 30,000 & DEL AG PER BH			
5 YR PRCL CH, PU NEW SFD & XFOB LN 1-2			
000-04299-001			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000414	SFD-CO	0	04/25/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1089/0310	10/19/2018	WD	Q	I	01	268,000
GRANTOR: BCB FLP I LLC						
GRANTEE: ROBERTS MATTHEW & B						

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	0210	CONCRETE D	0	100	20	17		SF	8.10	100	2018	2018	3	80	2,203	
2	0211	CONCRETE W	0	100	51	3		SF	8.10	100	2018	2018	3	80	991	

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2018] W15 S42 FOP=[YR=2018] N6 W4 S6 OWH=[YR=2018] N6 E4 N30 W16 PTO=[YR=2018] E10 N10 W10 S10\$ W5 BAS=[YR=2018] W14 S33 E3 S6 FOP=[YR=2018] N6 W3 S6 CAN=[YR=2018] N6 W10 S6 UGR=[YR=2018] N21 W21 S21 E21\$ E10\$ E3\$ E11 N39\$ S36 E17\$ W2 S7 E21 N7 W15\$ E15 N42\$.			

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	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	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							