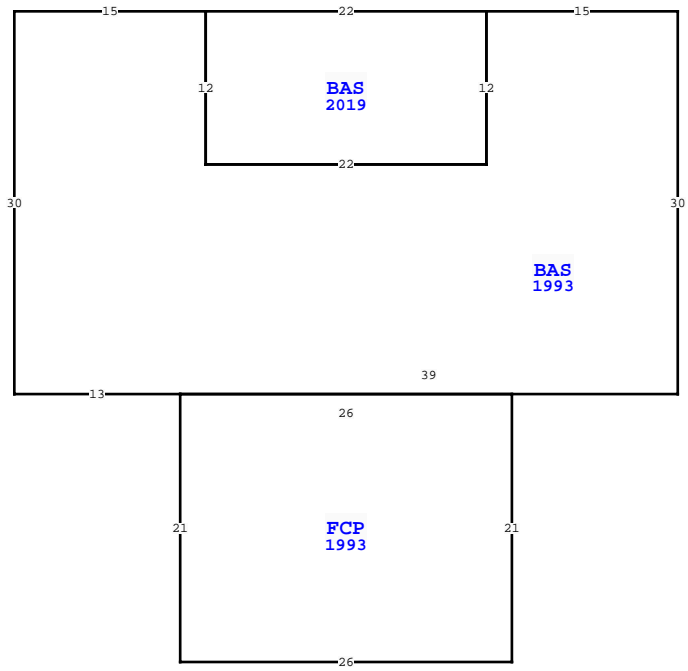




| ELEMENT | | BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|------------------|------------------|--------------------------|--------|--------------|----------------------|
| Foundation | 02 | CONCR | SLAB | 100 | |
| Frame | 03 | MASONRY | | 100 | |
| Exterior Wall | 15 | CONC | BLOCK | 100 | |
| Roof Structur | 03 | GABLE/HIP | | 100 | |
| Roof Cover | 03 | COMP | SHNGL | 100 | |
| Interior Wall | 05 | DRYWALL | | 100 | |
| Interior Floo | 05 | ASPH | TILE | 100 | |
| Heating Type | 07 | RAD | ELEC | 100 | |
| Air Condition | 02 | WINDOW | | 100 | |
| Bedrooms | | 2 | | 100 | |
| Bathrooms | | 1 | | 100 | |
| Story Height | | 0 | | 100 | |
| Stories | 1. | 1. | | 100 | |
| Units | | 0 | | 100 | |
| Quality | 08 | FAIR | | | |
| DOR CODE | 0100 | SINGLE | FAMILY | | |
| MAP NUM | 4 | MKT AREA | | 03 | |
| NEIGHBORHOOD/LOC | 28.00 | | 1.60/ | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 1,296 | 100 | 1993 | 1,296 | 65,458 |
| BAS | 264 | 100 | 2019 | 264 | 13,334 |
| FCP | 546 | 25 | 1993 | 136 | 6,869 |
| TOTALS | 2,106 | | | 1,696 | 85,661 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|-------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | |
| 0100 | 01 | 1,696 | 81.0450 | 123.19 | 208,930 | 1964 | 1964 | | 0 | 0 | 59.00 | 41.00 | |
| 1 SINGLE FAM 0% - 0 Heated Area: 1560 HX Base Yr | | | | | | | | | | | | | |



| WAKULLA COUNTY PROPERTY | | | |
|---|-------------------|-----|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | | STANDARD |
| Tax Group: 3 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 85,661 |
| TOTAL MARKET OB/XF VALUE | | | 5,689 |
| TOTAL LAND VALUE - MARKET | | | 155,000 |
| TOTAL MARKET VALUE | | | 246,350 |
| SOH/AGL Deduction | | | 5,892 |
| ASSESSED VALUE | | | 240,458 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 240,458 |
| TOTAL JUST VALUE | | | 246,350 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 218,598 |
| XFOB LN 1, CHG LAND CODE. | | | |
| 5 YR PRCL CK, CHG TRAV, PU XFOB LN 6, CHG DIM | | | |
| 5, PU CORR TRAV, CHG QUAL TO FAIR | | | |
| 5 YR PRCL CH, CHG SIZE XFOB LN 3, PU XFOB LN | | | |
| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
| 18000156 | REPAIRS TO SHED-C | 0 | 02/15/2018 |
| 2010202 | RE-ROOF | 0 | 03/29/2010 |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 0820/0643 | 3/16/2010 | WD U | I | I | 11 | 100 |
| GRANTOR: BUCHANAN JANE S | | | | | | |
| GRANTEE: BUCHANAN JANE S & S | | | | | | |
| 0820/0637 | 3/16/2010 | WD U | I | I | 11 | 100 |
| GRANTOR: SOSEBEE R EDWIN JR ET | | | | | | |
| GRANTEE: BUCHANAN JANE S | | | | | | |

| 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 | 0001 | BLOCK UTIL | 0 | 0 | 8 | 5 | | 25.60 | 25.60 | 100 | 1980 | 1980 | 3 | 20 | 205 | |
| 2 | 0620 | WOOD UTL B | 0 | 0 | 12 | 24 | SF | 9.60 | 9.60 | 100 | 2002 | 2002 | 3 | 20 | 553 | |
| 3 | 0211 | CONCRETE W | 0 | 0 | 148 | 2 | SF | 9.60 | 9.60 | 100 | 2002 | 2002 | 3 | 20 | 568 | |
| 4 | 0250 | ASPHALT AV | 0 | 0 | 0 | 0 | SF | 3.20 | 3.20 | 100 | 2002 | 2002 | 3 | 20 | 1,018 | |
| 5 | 0213 | CONCRETE P | 0 | 0 | 0 | 0 | SF | 9.60 | 9.60 | 100 | 2002 | 2002 | 3 | 100 | 2,880 | |
| 6 | 0211 | CONCRETE W | 0 | 0 | 22 | 11 | SF | 9.60 | 9.60 | 100 | 1990 | 1990 | 3 | 20 | 465 | |

| TOTAL OB/XF | | | | | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 261 MASHES SANDS RD, PANACEA | | | | | | | | | | | | | |
| BLD DATE 02/11/2020 MMJT LGL DATE 02/23/2012 JBHC | | | | | | | | | | | | | |
| XF DATE 02/11/2020 MMJT AG DATE | | | | | | | | | | | | | |
| INC DATE | | | | | | | | | | | | | |
| 5,689 | | | | | | | | | | | | | |

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

| BUILDING DIMENSIONS | | | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W15 BAS=[YR=2019] W22 S12 E22 N12\$ S12 W22 N12 W15 S30 E13 FCP=[YR=1993] S21 E26 N21 W26\$ E39 N30\$. | | | | | | | | | | | | | |

| 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 | | | 80.00 | 307.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 155,000.00 | 155,000.00 | 155,000 | | | | | | | |