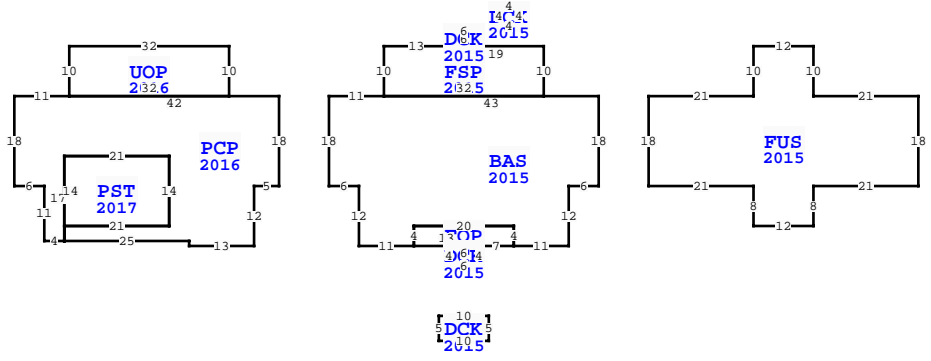




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	05	PILE CONCR 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	06	CUST PANEL 20
Interior Floo	08	SHT VINYL 80
Interior Floo	11	CLAY TILE 20
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		4 100
Bathrooms		3.5 100
Story Height		0 100
Stories	2.	2. 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%	- 2017									
				Heated Area: 2584				HX Base Yr 2017				



Quality	07	GOOD			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	4	MKT AREA			
NEIGHBORHOOD/LOC	30.00	1.75/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,396	100	2015	1,396	346,715
DCK	16	10	2015	2	497
DCK	16	10	2015	2	497
DCK	18	10	2015	2	497
DCK	24	10	2015	2	497
DCK	50	10	2015	5	1,242
DCK	144	10	2015	14	3,477
FOP	80	30	2015	24	5,961
FSP	320	55	2015	176	43,712
FUS	1,188	100	2015	1,188	295,055
TOTALS	5,001			3,033	753,286

** This building has 13 Sub-Areas

BLD DATE	01/31/2018	MMSR	LGL DATE	
XF DATE	01/31/2018	MMSR	LAND DATE	01/31/2018
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	0870	SEAWALL AL	0	100	156	0			51.00	100	2003	2003	3	21	1,671	
2	0210	CONCRETE D	0	100	17	5			6.00	100	2016	2016	3	72	367	
3	0211	CONCRETE W	0	100	5	5			6.00	100	2016	2016	3	72	108	
4	0130	FIRE PLACE	0	100	0	0			1,300.00	100	2015	2015	3	84	1,092	
5	0005	ELEVATOR	0	100	0	0			29,000.00	100	2017	2017	3	88	25,520	
6	0125	MTL/VYL AC	0	100	0	0			19.00	100	2017	2017	3	76	217	
7	0955	PRIVACY FE	0	100	0	0			15.00	100	2020	2020	3	97	233	

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	DPHT 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			156.00	125.00	1.00	LT		1.00	1.00	2.25	65,000.00	146,250.00	146,250								

WAKULLA COUNTY PROPERTY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	753,286		
TOTAL MARKET OB/XF VALUE	29,208		
TOTAL LAND VALUE - MARKET	146,250		
TOTAL MARKET VALUE	928,744		
SOH/AGL Deduction	522,012		
ASSESSED VALUE	406,732		
TOTAL EXEMPTION VALUE	HX HB 50,000		
BASE TAXABLE VALUE	356,732		
TOTAL JUST VALUE	928,744		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	937,728		

5 YR CK, NO STORM DAMAGE, CHG A/C, HTTP			
BECAUSE SFD IS BETTER THAN AVERAGE			
MM 5YR CK - PU XFOB; CORR QUAL TO GOOD			
0005-ELEVATOR & 0125- MTL/VYL ACCENT			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000318	CONCRETE SLAB	0	03/15/2019
17001290	INSTALL ELEVATOR-	0	11/30/2017
17000113	ADDITION-CO	0	02/13/2017
16000952	SLAB	0	09/30/2016
15000496	GAS	0	06/02/2015
20141002	SFD-CO	0	12/19/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0793/0359	5/06/2009	WD	U	V	37	330,000
GRANTOR: DAVIS KEVIN M						
GRANTEE: WALKER CLAUDE R & L						
0753/0825	4/30/2008	WD	Q	V	03	500,000
GRANTOR: NAUMANN JASON C & CAR						
GRANTEE: DAVIS KEVIN M						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2015] W43 FSP=[YR=2015] E32 N10 PTR=N4 W5												
DCK=[YR=2015] N4 W4 S4 E4\$ E5 S4\$ W19 DCK=[YR=2015] E6 N3												
PTR= E3 N10 DCK=[YR=2015] N12 W12 S12 E12 \$ S10 W3\$ W6 S3\$												
W13 S10\$ W11 S18 PTR=W10 PCP=[YR=2016] N18 W42 UOP=[YR=2016]												
E32 N10 W32 S10\$ W11 S18 E6 S11 E4 N17 E21 S14 W21												
PST=[YR=2017] E21 N14 W21 S14\$ S3 E25 S1 E13 N12 E5\$ E10\$ E6												
S12 E11 N4 E20 S4 POP=[YR=2015] N4 W20 S4 E13 DCK=[YR=2015]												
W6 S4 PTR=W2 S10 DCK=[YR=2015] S5 E10 PTR=S10 DCK=[YR=2015]												
S4 E4 N4 W4\$ N10\$ N5 W10\$ N10 E2\$ E6 N4\$ E7\$ E11 N12 E6												
PTR=E10 FUS=[YR=2015] E21 S8 E12 N8 E21 N18 W21 N10 W12 S10												
W21 S18\$ W10\$ N18\$.												