



| ELEMENT          |                  | CD          | CONSTRUCTION |              |                      |
|------------------|------------------|-------------|--------------|--------------|----------------------|
| Foundation       | 05               | PILE CONCR  | 100          |              |                      |
| Frame            | 02               | WOOD FRAME  | 100          |              |                      |
| Exterior Wall    | 30               | VINYL       | 100          |              |                      |
| Roof Structur    | 03               | GABLE/HIP   | 100          |              |                      |
| Roof Cover       | 13               | GALVALUM    | 100          |              |                      |
| Interior Wall    | 05               | DRYWALL     | 100          |              |                      |
| Interior Floo    | 07               | VYL PLANK   | 100          |              |                      |
| Heating Type     | 04               | AIR DUCTED  | 100          |              |                      |
| Air Condition    | 03               | CENTRAL     | 100          |              |                      |
| Bedrooms         |                  | 2           | 100          |              |                      |
| Bathrooms        |                  | 2.5         | 100          |              |                      |
| Story Height     |                  | 0           | 100          |              |                      |
| Stories          | 2.               | 2.          | 100          |              |                      |
| Units            |                  | 0           | 100          |              |                      |
| Quality          | 03               | AVERAGE     |              |              |                      |
| DOR CODE         | 0401 TOWNHOUSE   |             |              |              |                      |
| MAP NUM          | 4                | MKT AREA    | 03           |              |                      |
| NEIGHBORHOOD/LOC | 256.00           |             | 1.50/        |              |                      |
| AREA TYPE        | TOTAL GROSS AREA | PCT OF BASE | YEAR         | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS              | 504              | 100         | 1997         | 504          | 48,499               |
| FSP              | 78               | 55          | 1997         | 43           | 4,138                |
| FST              | 50               | 55          | 1997         | 28           | 2,695                |
| FUS              | 504              | 100         | 1997         | 504          | 48,499               |
| OWH              | 324              | 100         | 1997         | 324          | 31,178               |
| PCP              | 578              | 10          | 1997         | 58           | 5,581                |
| PTO              | 204              | 5           | 1997         | 10           | 962                  |
| STR              | 52               | 10          | 1997         | 5            | 481                  |
| TOTALS           | 2,294            |             |              | 1,476        | 142,032              |

| MARKET ADJUSTMENTS |        |           |             |                |                |      |      |      |      |       |        |
|--------------------|--------|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE               | MDL    | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
| 1                  | TWNHSE | 0%        | - 0         |                | 263,023        | 1997 | 1997 | 0    | 0    | 46.00 | 54.00  |

Heated Area: 1332 HX Base Yr

| WAKULLA COUNTY PROPERTY  |                 |              |            | PAGE 1 of 1 | 3      |            |
|--|-----------------|--------------|------------|-------------|--------|------------|
| VALUATION SUMMARY  |                 |              |            | STANDARD    |        |            |
| VALUATION BY   |                 | Tax Group: 3 |            | Tax Dist:   |        |            |
| BUILDING MARKET VALUE  |                 |              |            | 142,032     |        |            |
| TOTAL MARKET OB/XF VALUE   |                 |              |            | 8,914       |        |            |
| TOTAL LAND VALUE - MARKET  |                 |              |            | 45,000      |        |            |
| TOTAL MARKET VALUE   |                 |              |            | 195,946     |        |            |
| SOH/AGL Deduction  |                 |              |            | 0           |        |            |
| ASSESSED VALUE   |                 |              |            | 195,946     |        |            |
| TOTAL EXEMPTION VALUE  |                 |              |            | 0           |        |            |
| BASE TAXABLE VALUE   |                 |              |            | 195,946     |        |            |
| TOTAL JUST VALUE   |                 |              |            | 195,946     |        |            |
| NCON VALUE   |                 |              |            | 0           |        |            |
| INCOME VALUE   |                 |              |            | 0           |        |            |
| PREVIOUS YEAR MKT VALUE  |                 |              |            | 191,050     |        |            |
| MM 5 YR CK, CH FLR, PU XF0B.   |                 |              |            |             |        |            |
| DC EUGENE BRANAGAN OR 1304 P 279   |                 |              |            |             |        |            |
| 2018 TRIM RET'D INSUFFICIENT ADD UTF   |                 |              |            |             |        |            |
| JB ADJUSTED NBHD CODE  |                 |              |            |             |        |            |
| PERMIT NUM   | DESCRIPTION     | AMT          | ISSUED     |             |        |            |
| 18000029   | WINDOW REPLC-CO | 0            | 01/23/2018 |             |        |            |
| 17001333   | ELECTRIC        | 0            | 10/16/2017 |             |        |            |
| 2011288  | MECH            | 0            | 05/06/2011 |             |        |            |
| SALES DATA   |                 |              |            |             |        |            |
| OFF RECORD Number  | DATE            | TYPE INST    | Q U        | V I         | RSN CD | SALE PRICE |
| 1304/0281  | 3/08/2023       | WD           | U          | I           | 11     | 100        |
| GRANTOR: BRANAGAN JUDITH D   |                 |              |            |             |        |            |
| GRANTEE: BRANAGAN JUDITH D T   |                 |              |            |             |        |            |
| 1026/0596  | 2/24/2017       | WD           | Q          | I           | 01     | 172,000    |
| GRANTOR: MONOHAN DOUGLAS L & M   |                 |              |            |             |        |            |
| GRANTEE: BRANAGAN EUGENE A &   |                 |              |            |             |        |            |
| BUILDING NOTES   |                 |              |            |             |        |            |
| BUILDING DIMENSIONS  |                 |              |            |             |        |            |
| STR=[YR=1997] W13 S4 E13 FSP=[YR=1997] W13 S6 FST=[YR=1997] N10 W5 S10 E5 E13 OWH=[YR=1997] W18 S18 E18 BAS=[YR=1997] W18 S28 PTR=W15 FUS=[YR=1997] N28 W18 S28 E18 E15 E18 PTR=E15 PCP=[YR=1997] E17 N34 W17 PTO=[YR=1997] E17 N12 W17 S12 S34 W15 N28 S N18 N6 N4 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              | 0060       | DECK WOOD   | 0       | 0 | 0 | 356.00 | SF | 5.00     | 5.00           | 100       | 2000    | 2000        | 3 | 20     | 356             |       |
| 4              | 0610       | VINYL UTL   | 0       | 0 | 4 | 12.00  | SF | 6.00     | 6.00           | 100       | 2018    | 2018        | 3 | 80     | 58              |       |
| 8              | 0006       | ELECTRIC L  | 0       | 0 | 0 | 1.00   | UT | 8,500.00 | 8,500.00       | 100       | 2024    | 2023        |   | 100    | 8,500           |       |

| TOTAL OB/XF |          |     |                      |     |     |          |       |       |             | 8,914     |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|-----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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           | 000810   | C   | TOWNHOUSE1           | 0   |     |          | 0.00  | 0.00  | 1.00        | LT        |     | 1.00      | 1.00   | 1.00    | 30,000.00  | 30,000.00      | 30,000     |                             |      |         |      |     |    |        |
| 2           | 000195   | C   | RES WET SLIP         | 0   |     |          | 0.00  | 0.00  | 1.00        | UT        |     | 1.00      | 1.00   | 1.00    | 15,000.00  | 15,000.00      | 15,000     |                             |      |         |      |     |    |        |

| LAND DESCRIPTION |            | TOTAL OB/XF |      |              |      |                   |        |         |   |               |   |         |        |                           |  |  |  |  |  |  |  |  |  |  |
|------------------|------------|-------------|------|--------------|------|-------------------|--------|---------|---|---------------|---|---------|--------|---------------------------|--|--|--|--|--|--|--|--|--|--|
| REVIEW DATE      | 05/10/2022 | BY          | MMLA | Total Acres: | 0.00 | Total Land Value: | 45,000 | Market: | 0 | Agricultural: | 0 | Common: | 45,000 | PRINTED 04/22/2026 BY SYS |  |  |  |  |  |  |  |  |  |  |