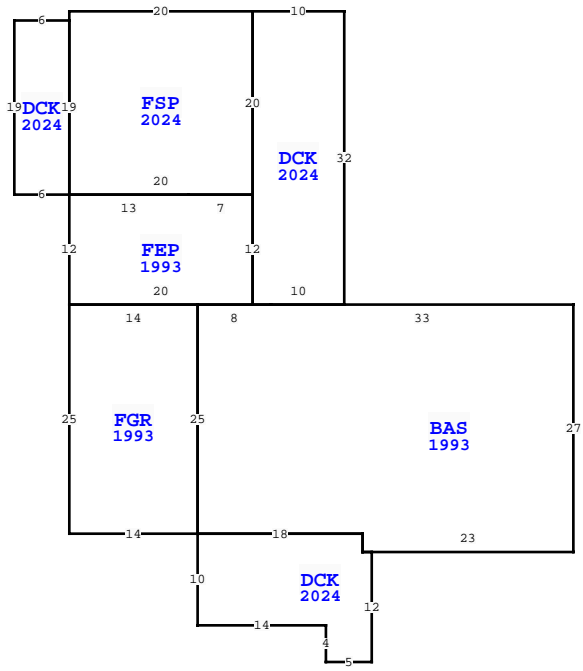


ELEMENT	CD	CONSTRUCTION
Foundation	03	CONCR STEM 100
Frame	02	WOOD FRAME 100
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	GALVALUM 100
Interior Wall	05	DRYWALL 100
Interior Floor	07	VYL PLANK 50
Interior Floor	12	HARDWOOD 50
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Bedrooms		3 100
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
0100	01	1,722	115.0000	109.25	188,128	1983	2015	0	0	8.00	92.00
1 SINGLE FAM 100% - 2020 Heated Area: 1263 HX Base Yr 2020											



Quality		03 AVERAGE			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM		1 MKT AREA 09			
NEIGHBORHOOD/LOC		000 1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,071	100	1993	1,071	107,646
DCK	114	10	2024	11	1,106
DCK	208	10	2024	21	2,110
DCK	320	10	2024	32	3,216
FEP	240	80	1993	192	19,298
FGR	350	50	1993	175	17,589
FSP	400	55	2024	220	22,112
TOTALS	2,703			1,722	173,078

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 2	
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		189,829	
TOTAL MARKET OB/XF VALUE		1,239	
TOTAL LAND VALUE - MARKET		25,000	
TOTAL MARKET VALUE		216,068	
SOH/AGL Deduction		92,622	
ASSESSED VALUE		123,446	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		73,446	
TOTAL JUST VALUE		216,068	
NCON VALUE		26,811	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		94,381	
PU PERMIT 8-8-23, PU NEW TRAV, CHG EYB 2015, RENOVAT			
ADD HX FOR 2020-RYBAK			
HTTP & A/C BLDG 1, PU BLDG 2			
5 YR PRCL CH, DEL XFOB LN 6-7, CORR RCVR,			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001186	SCREEN PORCH-CC	0	12/14/2022
20000170	ELECTRIC-CO	0	02/26/2020
19000851	ROOF OVER-CO	0	05/22/2019
18001414	SHED-CO	0	02/05/2019
17001305	PLUMBING	0	10/06/2017
17000063	MECH	0	09/21/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1110/0224	5/16/2019	QC	U	I	30	100
GRANTOR: RYBAK ENTERPRISES LLC						
GRANTEE: RYBAK BRIAN & HEATH						
1033/0678	4/24/2017	WD	U	I	12	52,300
GRANTOR: SECRETARY OF VETERANS						
GRANTEE: RYBAK ENTERPRISES L						

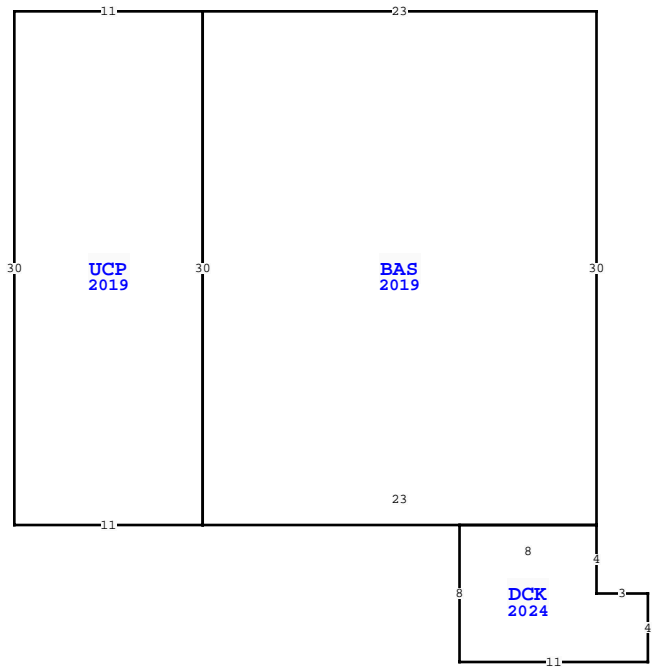
EXTRA FEATURES																	
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0210	CONCRETE D	0	100	48	11	528.00	SF	6.00	6.00	100	1985	1985	3	20	634	
2	0210	CONCRETE D	0	100	55	4	220.00	SF	6.00	6.00	100	1986	1986	3	20	264	
3	0770	PUMP HOUSE	0	100	5	6	30.00	SF	5.00	5.00	100	1986	1986	3	0	0	
4	0600	GRN HSE FA	0	100	6	9	54.00	SF	4.00	4.00	100	1986	1986	3	20	43	
5	0211	CONCRETE W	0	100	124	2	248.00	SF	6.00	6.00	100	1986	1986	3	20	298	

BLD DATE		05/30/2019		RTSR		LGL DATE		05/30/2019		RTSR	
XF DATE		05/30/2019		RTSR		LAND DATE					
INC DATE						AG DATE					

BUILDING NOTES	
BAS=[YR=1993;ORIG=0,0] W33 W8 S25 E18 S2 E23 N27 \$	
FSP=[YR=2024;ORIG=-35,-32] W20 S1 S19 E20 N20 \$	
FGR=[YR=1993;ORIG=-41,0] W14 S25 E14 N25 \$	
FEP=[YR=1993;ORIG=-35,0] N12 W7 W13 S12 E20 \$	
DCK=[YR=2024;ORIG=-55,-31] W6 S19 E6 N19 \$	
DCK=[YR=2024;ORIG=-25,-32] W10 S20 S12 E10 N32 \$	
DCK=[YR=2024;ORIG=-23,25] W18 S10 E14 S4 E5 N12 W1 N2 \$	

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	DPH 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	12,500.00	12,500.00	12,500							
2	000000	C	VAC RES	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	12,500.00	12,500.00	12,500							

BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Foundation	02	CONCR SLAB 100			
Frame	02	WOOD FRAME 100			
Exterior Wall	25	MOD METAL 100			
Roof Structur	02	SHED 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	07	NONE 100			
Interior Floo	03	CONC FINSH 100			
Heating Type	14	MINI SPLIT 100			
Air Condition	14	MINI SPLIT 100			
Story Height	0	100			
Stories	1.	1.100			
Units	0	100			
Quality	08	FAIR			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	1	MKT AREA 09			
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	690	100	2019	690	15,129
DCK	76	10	2024	8	176
UCP	330	20	2019	66	1,447
TOTALS	1,096			764	16,751

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2 SFR UFGR		100%	- 2020									
Heated Area: 690						HX Base Yr 2020						
												
BLD DATE	05/30/2019	RTSR	LGL DATE	05/30/2019	RTSR	AG DATE	05/30/2019	RTSR				
XF DATE	05/30/2019	RTSR	LAND DATE			AG DATE						
INC DATE												

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 2
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			189,829
TOTAL MARKET OB/XF VALUE			1,239
TOTAL LAND VALUE - MARKET			25,000
TOTAL MARKET VALUE			216,068
SOH/AGL Deduction			92,622
ASSESSED VALUE			123,446
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			73,446
TOTAL JUST VALUE			216,068
NCON VALUE			26,811
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			94,381
COMBINED 0.83 AC FROM 05154-005			
5 YR PRCL CK. CHG FLOR, HTTP, A/C.			
COA PER WAK TCO			
OR 865 P 668 DC EDNA BUSCARINI DOD 4/20/09			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
17000985	WINDOWS-CO	0	07/19/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1110/0224	5/16/2019	QC	U	I	30	100
GRANTOR: RYBAK ENTERPRISES LLC						
GRANTEE: RYBAK BRIAN & HEATH						
1033/0678	4/24/2017	WD	U	I	12	52,300
GRANTOR: SECRETARY OF VETERANS						
GRANTEE: RYBAK ENTERPRISES L						

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
4243 BLOXHAM CUTOFF RD, CRAWFORDVILLE																
TOTAL OB/XF 0																

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2019;ORIG=0,0] W23 S30 E23 N30 \$												
UCP=[YR=2019;ORIG=-23,0] W11 S30 E11 N30 \$												
DCK=[YR=2024;ORIG=0,30] W8 S8 E11 N4 W3 N4 \$												

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	