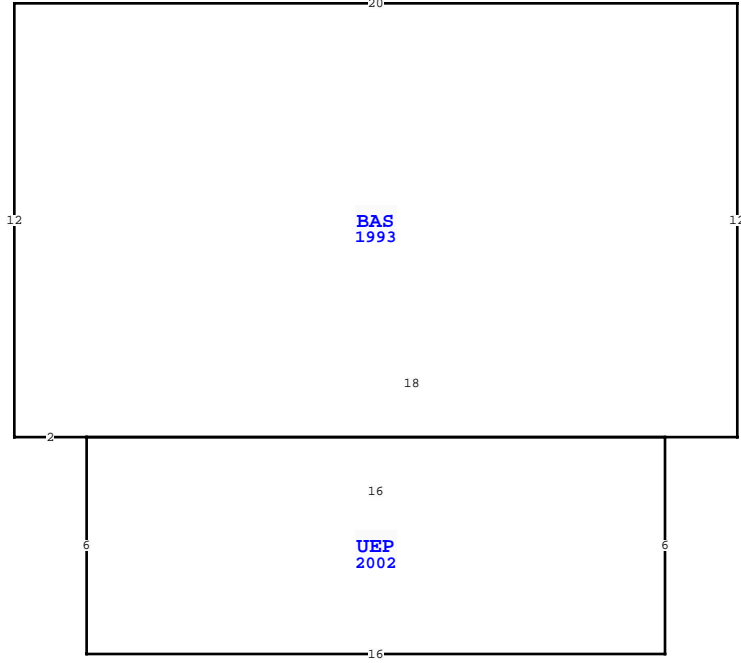


BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Foundation	01	WOOD FRAME	100		
Frame	02	WOOD FRAME	100		
Exterior Wall	06	BD/BATTEN	60		
Exterior Wall	04	SINGLE SID	40		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	01	MINIMUM	100		
Interior Wall	02	WALL BD/WD	100		
Interior Floo	09	PINE WOOD	100		
Heating Type	01	NONE	100		
Air Condition	02	WINDOW	100		
Story Height		0	100		
Stories	1.	1. 100			
Units		0	100		
Condition Adj	10	POOR	100		
Quality	01	MINIMUM			
DOR CODE	5000	IMPRVD AG RES			
MAP NUM	5	MKT AREA	13		
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100	1993	240	1,235
UEP	96	60	2002	58	298
TOTALS	336			298	1,533

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND	
1	SINGLE FAM	100% - 2015		25.72	7,665	1950	1950	0	0	20	60.00	20.00	
Heated Area: 240 HX Base Yr 2015													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 2	
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		262,925	
TOTAL MARKET OB/XF VALUE		46,138	
TOTAL LAND VALUE - MARKET		221,900	
TOTAL MARKET VALUE		346,739	
SOH/AGL Deduction		126,277	
ASSESSED VALUE		220,462	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		170,462	
TOTAL JUST VALUE		530,963	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		341,573	
MM 5 YR CK - CH QUAL BLDG 1 PU XF0B14			
RV SITE CH, CHEAP QUAL @ 70% ENTERED BY EB			
2022 AG RENEWAL RECD			
2021 AG RENEWAL RETURNED			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2014848	ELEC	0	10/14/2014
2011790	GAS	0	11/16/2011
2011770	RE-ROOF	0	11/08/2011
2011585	SFD-CO	0	08/26/2011
2011286	LAWN STORAGE	0	05/05/2011
2007627	UTL BLDG	0	04/30/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1274/0125	7/18/2022	QC	U	V	11	100
GRANTOR: OAKS ROBIN D						
GRANTEE: OAKS ROBIN & OAKS C						
0643/0753	1/26/2006	WD	Q	V	01	100
GRANTOR: MCKENZIE AGNES G						
GRANTEE: OAKS ROBIN D LIFE E						

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	0002	BATH ROOM	0	100	20	20			25.00	100	1986	1986	3	20	2,000	
2	0525	UTL BLD <1	0	100	10	8	SF	0.00	0.00	100	1986	1986	3	20	0	
3	1165	RV SITE CH	0	100	0	0	UT	4,400.00	4,400.00	100	1986	1986	3	82	32,472	
4	0700	PORT BLDG	0	100	16	12	SF	8.00	8.00	100	2007	2007	3	68	1,044	
5	0360	BOATDOCK F	0	100	18	4	SF	15.00	15.00	100	1990	1990	3	20	216	
6	0055	PORTABLE C	0	100	20	16	SF	3.00	3.00	100	2008	2008	3	34	326	
7	0700	PORT BLDG	0	100	30	12	SF	8.00	8.00	100	2011	2011	3	76	2,189	
8	0140	FIRE PLACE	0	100	0	0	UT	1,900.00	1,900.00	100	2012	2012	3	78	1,482	
9	0080	4' CHAINLI	0	100	0	0	LF	13.00	13.00	100	2012	2012	3	52	1,589	
10	0211	CONCRETE W	0	100	0	0	SF	6.00	6.00	100	2012	2012	3	52	156	

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	000110	C	SFR RURAL	100			0.00	0.00	2.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	30,000							
2	005500	A	TIMBER 2 PLA	0			0.00	0.00	38.38	AC		1.00	1.00	1.00	200.00	200.00	7,676							

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR	SLAB 100
Frame	05	WOOD	FRAME 100
Exterior Wall	02	HARDIE	BRD 100
Roof Structur	03	GABLE/HIP	100
Roof Cover	13	GALVALUM	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	80
Interior Floo	11	CLAY TILE	20
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
Quality	03	AVERAGE	
DOR CODE	5000	IMPRVD AG RES	
MAP NUM	5	MKT AREA	13
NEIGHBORHOOD/LOC	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,360	100	2012
DCK	272	10	2012
FEP	320	80	2012
FOP	120	30	2012
TOTALS	3,072		

MARKET ADJUSTMENTS																																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																														
0100	01	2,679	115.4000	109.63	293,699	2012	2012	0	0	11.00	89.00																														
5 SINGLE FAM 100% - 2015 Heated Area: 2616 HX Base Yr 2015																																									
<table border="1"> <thead> <tr> <th>AREA TYPE</th> <th>TOTAL GROSS AREA</th> <th>PCT OF BASE</th> <th>YEAR</th> <th>TOT ADJ AREA</th> <th>SUBAREA MARKET VALUE</th> </tr> </thead> <tbody> <tr> <td>BAS</td> <td>2,360</td> <td>100</td> <td>2012</td> <td>2,360</td> <td>230,267</td> </tr> <tr> <td>DCK</td> <td>272</td> <td>10</td> <td>2012</td> <td>27</td> <td>2,634</td> </tr> <tr> <td>FEP</td> <td>320</td> <td>80</td> <td>2012</td> <td>256</td> <td>24,978</td> </tr> <tr> <td>FOP</td> <td>120</td> <td>30</td> <td>2012</td> <td>36</td> <td>3,513</td> </tr> </tbody> </table>												AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	2,360	100	2012	2,360	230,267	DCK	272	10	2012	27	2,634	FEP	320	80	2012	256	24,978	FOP	120	30	2012	36	3,513
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WAKULLA COUNTY PROPERTY				PAGE 2 of 2	3	
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TOTAL JUST VALUE				530,963		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				341,573		
2019 AG RENEWAL REC'D						
14-15, N/C TO BLDGS						
5 YR PRCL CH, PU XFOB LN 11-13, DEL XFOB LN						
TRIM						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
2007423	A/C	0	03/28/2007			
2007336	SWMH-CO	0	03/12/2007			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1274/0125	7/18/2022	QC	U	V	11	100
GRANTOR: OAKS ROBIN D						
GRANTEE: OAKS ROBIN & OAKS C						
0643/0753	1/26/2006	WD	Q	V	01	100
GRANTOR: MCKENZIE AGNES G						
GRANTEE: OAKS ROBIN D LIFE E						
BUILDING NOTES						
BUILDING DIMENSIONS						
DCK=[YR=2012] W17 S16 FEP=[YR=2012] N16 W20 S16 E20\$ E17						
BAS=[YR=2012] W37 N16 W27 S48 E26 N6 E20 FOP=[YR=2012] W20 S6 E20 N6\$ S6 E18 N32\$ N16\$.						

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
11	0960	SCREEN ROO	0	100	18	12			21.00	100	2015	2015	3	84	3,810	
12	0740	UNFINISH O	0	100	4	12	SF	11.00	11.00	100	2015	2015	3	84	444	
13	0055	PORTABLE C	0	100	20	12	SF	3.00	3.00	100	2013	2013	3	57	410	
14	0700	PORT BLDG	0	100	10	8	SF	0.00	0.00	100	1990	1990	3	47	0	
TOTAL OB/XF 4,664																

LAND DESCRIPTION															TOTAL OB/XF 4,664									
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