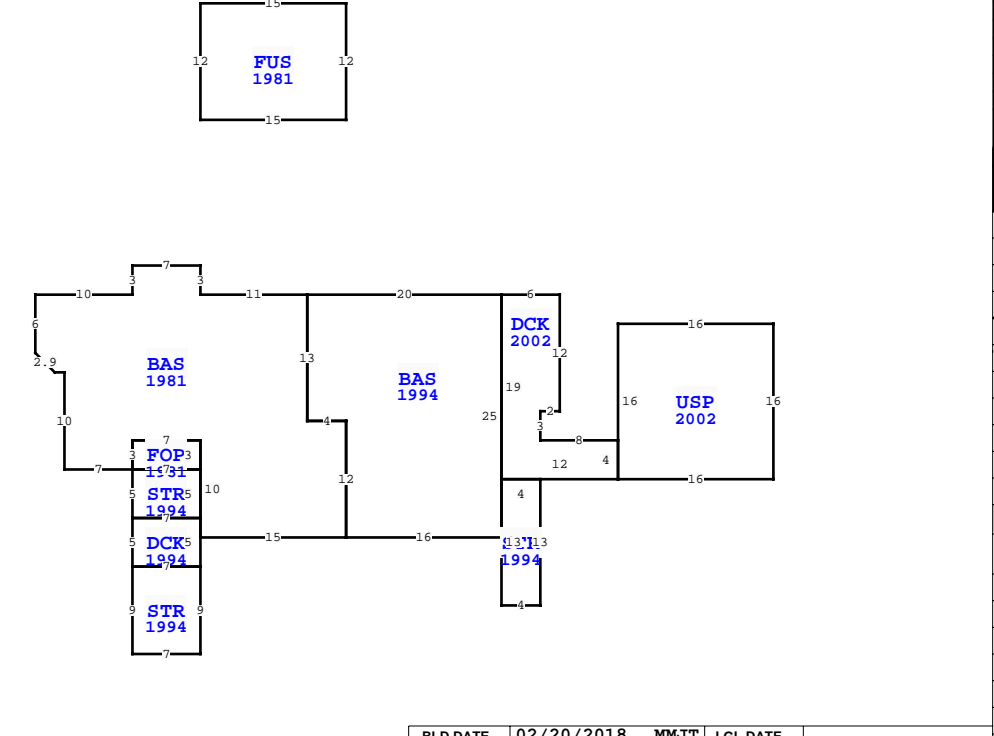


| BUILDING CHARACTERISTICS | | |
|--------------------------|-----|----------------|
| ELEMENT | CD | CONSTRUCTION |
| Foundation | 04 | PILE WOOD 100 |
| Frame | 02 | WOOD FRAME 100 |
| Exterior Wall | 08 | WD ON PLY 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 13 | GALVALUM 100 |
| Interior Wall | 05 | DRYWALL 70 |
| Interior Wall | 06 | CUST PANEL 30 |
| Interior Floor | 12 | HARDWOOD 80 |
| Interior Floor | 14 | CARPET 20 |
| Heating Type | 04 | AIR DUCTED 100 |
| Air Condition | 03 | CENTRAL 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| Story Height | | 0 100 |
| Stories | 1.5 | 1.5 100 |
| 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 | 1,369 | 120.5000 | 114.48 | 156,723 | 1981 | 2000 | 0 | 0 | 23.00 | 77.00 |

1 SINGLE FAM 100% - 2003 Heated Area: 1229 HX Base Yr 2003



551 SEMINOLE LN, SOPCHOPPY

| | | | | |
|----------|------------|------|-----------|------------|
| BLD DATE | 02/20/2018 | MMJT | LGL DATE | |
| XF DATE | 10/10/2012 | MMSR | LAND DATE | 02/20/2018 |
| INC DATE | | | AG DATE | |

| QUALITY | DOR CODE | MAP NUM | NEIGHBORHOOD/LOC | AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|------------|--------------------|---------|------------------|-----------|------------------|-------------|------|--------------|----------------------|
| 03 AVERAGE | 0100 SINGLE FAMILY | 5 | 63.00 1.00/ | | | | | | |
| | | | | BAS | 597 | 100 | 1981 | 597 | 52,626 |
| | | | | BAS | 452 | 100 | 1994 | 452 | 39,844 |
| | | | | DCK | 35 | 10 | 1994 | 4 | 353 |
| | | | | DCK | 132 | 10 | 2002 | 13 | 1,146 |
| | | | | FOP | 21 | 30 | 1981 | 6 | 529 |
| | | | | FUS | 180 | 100 | 1981 | 180 | 15,867 |
| | | | | STR | 35 | 10 | 1994 | 4 | 353 |
| | | | | STR | 52 | 10 | 1994 | 5 | 440 |
| | | | | STR | 63 | 10 | 1994 | 6 | 529 |
| | | | | USP | 256 | 40 | 2002 | 102 | 8,991 |
| | | | | TOTALS | 1,823 | | | 1,369 | 120,677 |

| EXTRA FEATURES | | | | | | | | | | | |
|----------------|------------|-------------|---------|---|---|-------|----|-------|----------------|-----------|---------|
| L N | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| | | | | | | | | | | | |

TOTAL OB/XF 0

| 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 | DPTH 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 | | | 0.00 | 0.00 | 1.00 | LT | 1.00 | 1.00 | 1.00 | 23,000.00 | 23,000.00 | 23,000 | | | | | | | |

| WAKULLA COUNTY PROPERTY | | | |
|--|-------------|-----------|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | STANDARD | |
| Tax Group: 3 | | Tax Dist: | |
| BUILDING MARKET VALUE | | 120,677 | |
| TOTAL MARKET OB/XF VALUE | | 0 | |
| TOTAL LAND VALUE - MARKET | | 23,000 | |
| TOTAL MARKET VALUE | | 143,677 | |
| SOH/AGL Deduction | | 56,773 | |
| ASSESSED VALUE | | 86,904 | |
| TOTAL EXEMPTION VALUE | | 50,000 | |
| BASE TAXABLE VALUE | | 36,904 | |
| TOTAL JUST VALUE | | 143,677 | |
| NCON VALUE | | 0 | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | 142,238 | |
| 5 YR PRCL CK NC MM | | | |
| 5 YR PRCL CK, N/C | | | |
| TRAV, DEL XFOB LN 1 & PU IN TRAV | | | |
| BLDG TYPE & LAND USE CODE, CHG QUAL, PU CORR | | | |
| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
| 2012480 | REMODEL | 0 | 07/20/2012 |
| 2012434 | MECH | 0 | 07/06/2012 |
| 2011601 | RE-ROOF | 0 | 09/01/2011 |
| 18132 | N/A | 0 | 02/04/1994 |

| SALES DATA | | | | | | |
|-------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1144/0336 | 3/19/2020 | QC | U | I | 30 | 100 |

GRANTOR: COETZEE SVEN
GRANTEE: COETZEE LAURA
0443/0676 5/15/2002 WD Q I 76,000
GRANTOR: DRAPER JANE S
GRANTEE: COETZEE SVEN & LAUR

| BUILDING NOTES | | | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|--|--|--|
| DCK=[YR=2002] W6 BAS=[YR=1994] W20 S13 E4 S12 BAS=[YR=1981] N12 W4 N13 W11 N3 PTR=N15 FUS=[YR=1981] E15 N12 W15 S12\$ S15\$ W7 S3 W10 S6 D2 R2 E1 S10 E7 N3 E7 FOP=[YR=1981] W7 S3 E7 STR=[YR=1994] W7 S5 E7 DCK=[YR=1994] W7 S5 E7 STR=[YR=1994] W7 S9 E7 N9\$ N5\$ N5\$ N3\$ S10 E15\$ E16 N25\$ S19 STR=[YR=1994] S13 E4 N13 W4\$ E12 USP=[YR=2002] E16 N16 W16 S16\$ N4 W8 N3 E2 N12\$. | | | | | | | | | | | |