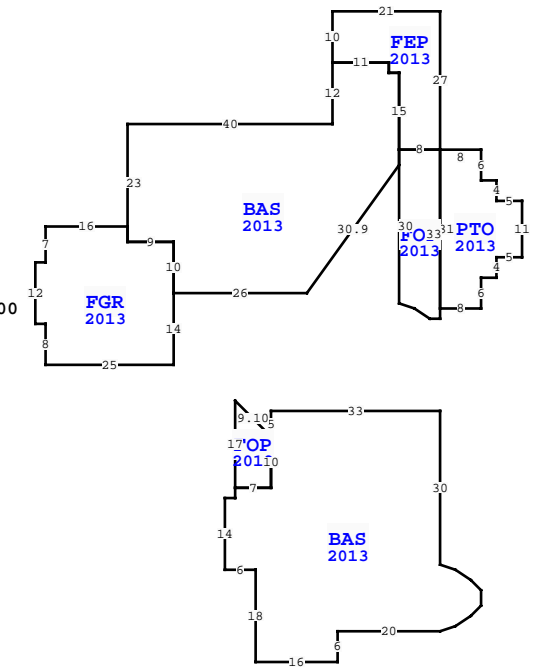


ELEMENT		CD	CONSTRUCTION		
Foundation	02	CONCR	SLAB	100	
Frame	05	WOOD	FRAME	100	
Exterior Wall	02	HARDIE	BRD	90	
Exterior Wall	21	STONE		10	
Roof Structur	03	GABLE/HIP		100	
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL		100	
Interior Floo	12	HARDWOOD		80	
Interior Floo	11	CLAY TILE		20	
Ceiling	09	9 FT		100	
Heating Type	13	HEAT PUMP		100	
Air Condition	13	HEAT PUMP		100	
Bedrooms		4	100		
Bathrooms		3	100		
Story Height		0	100		
Stories	1.	1.	100		
Fireplace	02	FIREPLACE	EXCELLENT	100	
Units		0	100		
Quality	04	ABOVE	AVERAGE		
DOR CODE	5000	IMPRVD	AG RES		
MAP NUM	5	MKT AREA	08		
NEIGHBORHOOD/LOC	000		1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,586	100	2013	1,586	214,538
BAS	1,764	100	2013	1,764	238,616
FEP	350	80	2013	280	37,876
FGR	672	50	2013	336	45,451
FOP	95	30	2013	28	3,787
FOP	254	30	2013	76	10,281
PTO	360	5	2013	18	2,435
TOTALS	5,081			4,088	552,983

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	4,088	158.2100	150.30	614,426	2013	2013	0	0	10.00	90.00	
1 SINGLE FAM 100% - 2024 Heated Area: 3630 HX Base Yr 2024												



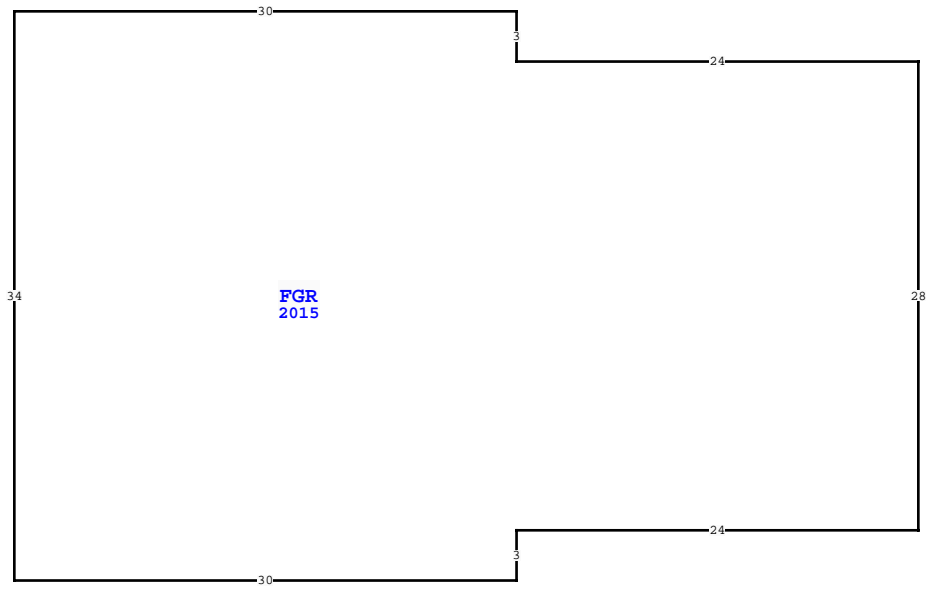
WAKULLA COUNTY PROPERTY				PAGE 1 of 2	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				594,156		
TOTAL MARKET OB/XF VALUE				45,693		
TOTAL LAND VALUE - MARKET				104,325		
TOTAL MARKET VALUE				658,970		
SOH/AGL Deduction				0		
ASSESSED VALUE				658,970		
TOTAL EXEMPTION VALUE				HX HB 50,000		
BASE TAXABLE VALUE				608,970		
TOTAL JUST VALUE				744,174		
NCON VALUE				27,654		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				702,774		
2024 AG APP RECVD APPRVD						
DEMO FSP TO FEP PU MINI SPLIT BLDG 2, PU XFOBS CHG						
PORT TO 12138-000 MCKENZIE						
2022 CORRECT SOH FOR PORT AG						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
201297	SFD-CO	0	02/28/2012			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1315/0763	5/31/2023	QC	U	I	11	100
GRANTOR: HAMMER MARY LYN						
GRANTEE: HAMMER QUALIFIED PE						
1254/0795	2/24/2022	WD	Q	I	01	885,000
GRANTOR: MCKENZIE BRAD M & TAM						
GRANTEE: HAMMER MARY LYN						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2013;ORIG=-20,127] N6 E20 U1R3 U2R3 U2R2 N3 U2L2 U2L3 U1L3 N30 W33 S5 S10 W7 S2 W2 S14 E6 S18 E16 \$						
BAS=[YR=2013;ORIG=-8,27] N15 W2 N2 W11 S12 W40 S23 E9 S10 E26 U25R18 N3 \$						
FGR=[YR=2013;ORIG=-52,55] N10 W9 N3 W16 S7 W2 S12 E2 S8 E25 N14 \$						
PTO=[YR=2013;ORIG=0,27] S31 E8 N6 E3 N4 E5 N11 W5 N4 W3 N6 W8 \$						
FEP=[YR=2013;ORIG=0,0] W21 S10 E11 S2 E2 S15 E8 N27 \$						
FOP=[YR=2013;ORIG=-8,27] S30 D1R3 D2R3 E2 N33 W8 \$						
FOP=[YR=2013;ORIG=-33,93] N10 U7L7 S17 E7 \$						
PTR=[ORIG=0,27] E20 S100 W40 E40 N100 W20 \$						

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
2	0210	CONCRETE D	0	100	76	22			6.00	100	2013	2013	3	57	5,718	
3	0211	CONCRETE W	0	100	25	9			6.00	100	2013	2013	3	57	770	
5	0250	ASPHALT AV	0	100	149	12			2.00	100	2015	2015	3	67	2,396	
6	0250	ASPHALT AV	0	100	0	0			2.00	100	2015	2015	3	67	273	
7	0210	CONCRETE D	0	100	47	3			6.00	100	2015	2015	3	67	567	
8	0211	CONCRETE W	0	100	108	3			6.00	100	2015	2015	3	67	1,302	
9	0211	CONCRETE W	0	100	37	3			6.00	100	2015	2015	3	67	446	
10	0770	PUMP HOUSE	0	100	6	6			5.00	100	2013	2013	3	75	135	
11	0210	CONCRETE D	0	100	22	28			6.00	100	2015	2015	3	67	2,476	
12	0210	CONCRETE D	0	100	25	22			6.00	100	2015	2015	3	67	2,211	

TOTAL OB/XF													16,294											
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	000110	C	SFR RURAL	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,000							
2	005970	A	TIMBER MIX 1	100					10.91	AC		1.00	1.00	1.00	325.00	325.00	3,546							
3	006600	A	ORCH GROV	100					1.00	AC		1.00	1.00	1.00	575.00	575.00	575							

REVIEW DATE 07/19/2023 BY FR																								
Total Acres: 12.91					Total Land Value: 19,121					Market: 89,325					Agricultural: 4,121					Common: 15,000				

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	03	COMP SHNGL	100
Interior Wall	04	PLYWOOD	50
Interior Wall	05	DRYWALL	50
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	07	GOOD	
DOR CODE	5000	IMPRVD AG RES	
MAP NUM	5	MKT AREA	08
NEIGHBORHOOD/LOC	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
FGR	1,692	50	2015
TOTALS	1,692		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2	SFR	FGR	100%	- 2024								Heated Area: 0	HX Base Yr 2024
													
TOTALS			846									41,173	

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 2
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			594,156
TOTAL MARKET OB/XF VALUE			45,693
TOTAL LAND VALUE - MARKET			104,325
TOTAL MARKET VALUE			658,970
SOH/AGL Deduction			0
ASSESSED VALUE			658,970
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			608,970
TOTAL JUST VALUE			744,174
NCON VALUE			27,654
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			702,774
2022 ARE REMOVED NO RETURN CARD			
2021 AG RENEWAL RETURNED			
QUAL ON BLDG 1.			
5 YR PRCL CK, PU XFOB 5-16, PU BLDG 2, CHG			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1315/0763	5/31/2023	QC	U	I	11	100
GRANTOR: HAMMER MARY LYN						
GRANTEE: HAMMER QUALIFIED PE						
1254/0795	2/24/2022	WD	Q	I	01	885,000
GRANTOR: MCKENZIE BRAD M & TAM						
GRANTEE: HAMMER MARY LYN						

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
13	0935	OPEN SHED	0 100	16	18	288.00	SF	6.00	6.00	100	2012	2012	3	52	899	
14	0025	BARN, POLE	0 100	24	36	864.00	SF	12.50	12.50	100	2012	2012	3	52	5,616	
15	0935	OPEN SHED	0 100	12	20	240.00	SF	6.00	6.00	100	2015	2015	3	67	965	
16	0935	OPEN SHED	0 100	11	36	396.00	SF	6.00	6.00	100	2015	2015	3	67	1,592	
17	0210	CONCRETE D	0 100	36	4	144.00	SF	6.00	6.00	100	2024	2015		67	579	
18	0620	WOOD UTL B	0 100	16	12	192.00	SF	6.00	6.00	100	2024	2021		93	1,071	
19	0055	PORTABLE C	0 100	40	18	720.00	SF	0.00	0.00	100	2024	2021		93	0	
20	0100	6" CHAINLI	0 100	0	0	983.00	LF	19.00	19.00	100	2024	2023		100	18,677	
21	0700	PORT BLDG	0 100	30	20	600.00	SF	0.00	0.00	100	2024	2023		98	0	

TOTAL OB/XF													
29,399													

BUILDING NOTES													

BUILDING DIMENSIONS													
FGR=[YR=2015] W24 N3 W30 S34 E30 N3 E24 N28\$.													

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			