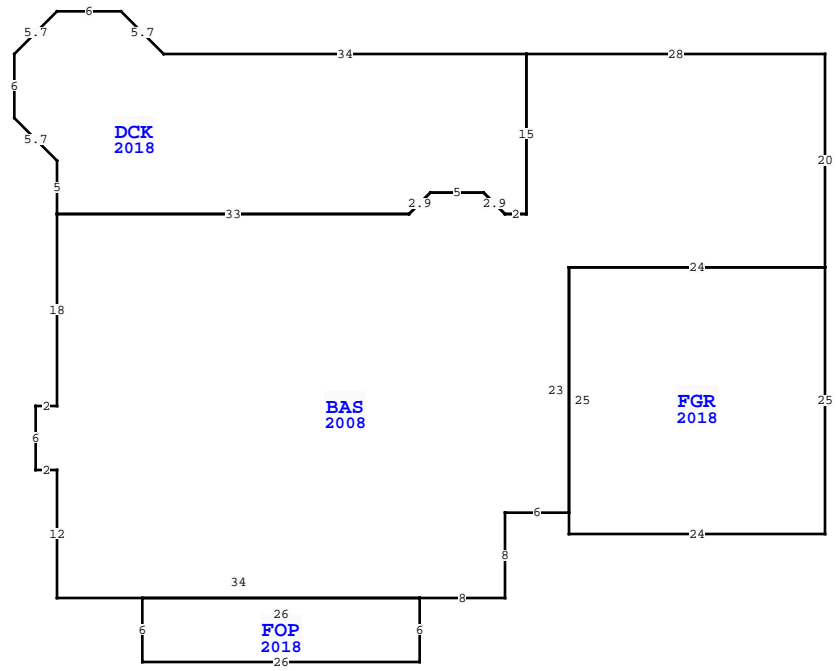


ELEMENT		CD	CONSTRUCTION		
Foundation	02	CONCR	SLAB	100	
Frame	05	WOOD	FRAME	100	
Exterior Wall	02	HARDIE	BRD	100	
Roof Structur	03	GABLE	HIP	100	
Roof Cover	13	GALVALUM		100	
Interior Wall	05	DRYWALL		100	
Interior Floo	07	VYL	PLANK	100	
Heating Type	04	AIR	DUCTED	100	
Air Condition	03	CENTRAL		100	
Bedrooms		4	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		02	
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,246	100	2008	2,246	220,944
DCK	718	10	2018	72	7,083
FGR	600	50	2018	300	29,512
FOP	156	30	2018	47	4,624
TOTALS	3,720			2,665	262,163

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2019		Heated Area: 2246					HX	Base Yr 2019



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		291,323	
TOTAL MARKET OB/XF VALUE		16,504	
TOTAL LAND VALUE - MARKET		138,375	
TOTAL MARKET VALUE		328,173	
SOH/AGL Deduction		36,202	
ASSESSED VALUE		291,971	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		241,971	
TOTAL JUST VALUE		446,202	
NCON VALUE		36,632	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		281,878	
FR 5YR CK PU XFOBS, PU BLDG 2 6/8/2023			
FR PRMT CK PU BLDG & XFOBS			
2022 AG RENEWAL RECD			
2021 AG RENEWAL RECD			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
PR23-000010	POLE BARN-CC	0	02/21/2023
17001103	DECK	0	09/22/2017
17001103	SFD-CO	0	09/22/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1296/0103	12/16/2022	QC	U	I	11	100
GRANTOR: SHRIVER SARA H AKA SH						
GRANTEE: MCKENZIE JOSEPH S &						
1201/0714	4/06/2021	WD	U	I	30	100
GRANTOR: MCKENZIE JOSEPH S & T						
GRANTEE: MCKENZIE JOSEPH 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	0140	FIRE PLACE	0	100	0	1.00	UT	1,900.00	1,900.00	100	2017	2017	3	88	1,672	
2	0210	CONCRETE D	0	100	69	12	SF	6.00	6.00	100	2017	2017	3	76	3,776	
3	0210	CONCRETE D	0	100	0	0	SF	6.00	6.00	100	2017	2017	3	76	2,180	
4	0211	CONCRETE W	0	100	77	4	SF	6.00	6.00	100	2017	2017	3	76	1,404	
5	0635	PORT MTL U	0	100	8	10	SF	0.00	0.00	100	2024	1990	AV	20	0	
6	0209	CONCRETE P	0	100	0	0	SF	8.00	8.00	100	2024	2021	AV	93	3,780	
7	0210	CONCRETE D	0	100	10	40	SF	6.00	6.00	100	2024	2023	AV	100	2,400	
8	0100	6" CHAINLI	0	100	0	0	LF	19.00	19.00	100	2024	2023	AV	100	1,292	

TOTAL OB/XF										16,504														
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	1.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,000							
2	005970	A	TIMBER MIX 1	0			0.00	0.00	16.45	AC		1.00	1.00	1.00	325.00	325.00	5,346							

BUILDING NOTES									
BAS=[YR=2008] W28 S15 W2 L2 U2 W5 L2 D2 W33 DCK=[YR=2018] E33 R2 U2 E5 R2 D2 E2 N15 W34 L4 U4 W6 L4 D4 S6 D4 R4 S5 S18 W2 S6 E2 S12 E34 FOP=[YR=2018] W26 S6 E26 N6 S E8 N8 E6 N23 E24 FGR=[YR=2018] W24 S25 E24 N25 S N20 S.									

REVIEW DATE 10/17/2023 BY FRLW																								
Total Acres: 17.45					Total Land Value: 20,346					Market: 123,375					Agricultural: 5,346					Common: 15,000				

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	02	WOOD FRAME	100
Exterior Wall	05	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	13	GALVALUM	100
Interior Wall	07	NONE	100
Interior Floo	03	CONC FINSH	100
Heating Type	01	NONE	100
Air Condition	01	NONE	100
Story Height		N/A	100
Stories	1.	1.	100
Units		0	100
Condition Adj	12	AVERAGE	100
Quality	03	AVERAGE	
DOR CODE	5000	IMPRVD AG RES	
MAP NUM	5	MKT AREA	02
NEIGHBORHOOD/LOC	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,200	100	2023
TOTALS	1,200		1,200 29,160

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%	- 2024	24.30	29,160	2023	2023	0	0	0.00	100.00															
				Heated Area: 1200			HX Base Yr 2019																			
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue; font-weight: bold;">BAS 2023</div> </div>																										
<table border="1" style="width: 100%;"> <tr> <td>BLD DATE</td> <td>03/16/2018</td> <td>MMSR</td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td>03/16/2018</td> <td>MMSR</td> <td>LAND DATE</td> <td>03/16/2018 MMSR</td> </tr> <tr> <td>INC DATE</td> <td></td> <td></td> <td>AG DATE</td> <td></td> </tr> </table>												BLD DATE	03/16/2018	MMSR	LGL DATE		XF DATE	03/16/2018	MMSR	LAND DATE	03/16/2018 MMSR	INC DATE			AG DATE	
BLD DATE	03/16/2018	MMSR	LGL DATE																							
XF DATE	03/16/2018	MMSR	LAND DATE	03/16/2018 MMSR																						
INC DATE			AG DATE																							

WAKULLA COUNTY PROPERTY				PAGE 2 of 2	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
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BASE TAXABLE VALUE				241,971		
TOTAL JUST VALUE				446,202		
NCON VALUE				36,632		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				281,878		
ADD HX/PORT FROM 06811-000 FOR 2019-MCKENZIE						
2019 AG RENEWAL REC'D						
5 YR PRCL CH, PU NEW SFD & XFOB LN 1-4						
ADD CHG PER USPSFORM 3547						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1296/0103	12/16/2022	QC	U	I	11	100
GRANTOR: SHRIVER SARA H AKA SH						
GRANTEE: MCKENZIE JOSEPH S &						
1201/0714	4/06/2021	WD	U	I	30	100
GRANTOR: MCKENZIE JOSEPH S & T						
GRANTEE: MCKENZIE JOSEPH S &						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2023;ORIG=30,10] E40 S30 W40 N30 \$						

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						
233 SURF RD, SOPCHOPPY																						

LAND DESCRIPTION												TOTAL OB/XF												0	
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	