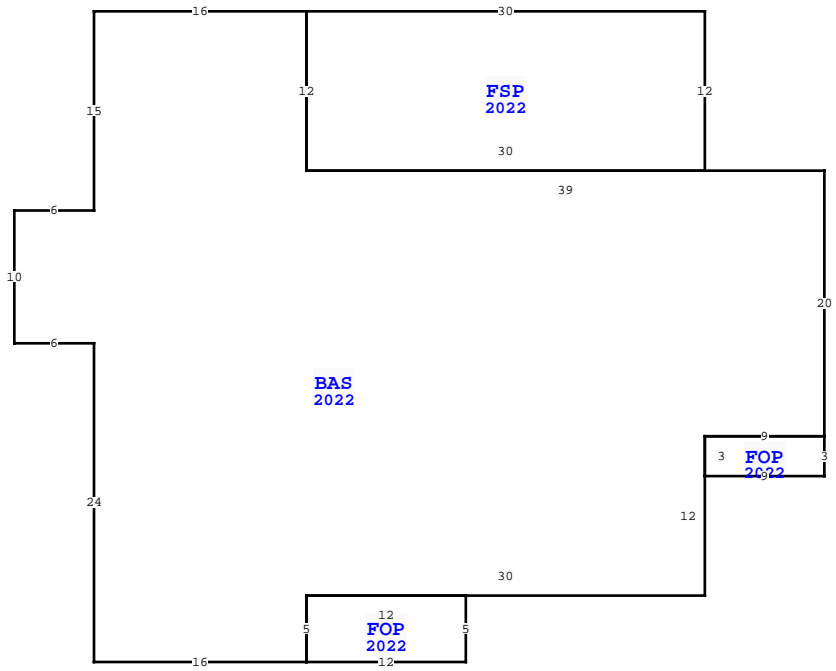




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	VYL PLANK 100
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		2 100
Bathrooms		2.5 100
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
1	SINGLE FAM	100%	- 2023		Heated Area: 1984					HX Base Yr 2023	



EXTRA FEATURES					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,984	100	2022	1,984	303,031
FOP	27	30	2022	8	1,222
FOP	60	30	2022	18	2,749
FSP	360	55	2022	198	30,242
TOTALS	2,431			2,208	337,244

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		337,244	
TOTAL MARKET OB/XF VALUE		32,580	
TOTAL LAND VALUE - MARKET		145,000	
TOTAL MARKET VALUE		514,824	
SOH/AGL Deduction		55,746	
ASSESSED VALUE		459,078	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		409,078	
TOTAL JUST VALUE		514,824	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		484,964	
COA PER HX APP			
JS PRMT CK, N/C.			
PORT FROM 05398-A03 GERRELL & ROWE			
JS PU SFD, XFOBS CO 12-07-2022			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000225	FLOATING DOCK-CC	0	03/21/2022
22000120	SFD-CO	0	02/10/2022
20000903	DOCK-CC	0	10/06/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1158/0769	7/02/2020	WD Q	V		01	147,000

GRANTOR: WILLIAMS EVE C						
GRANTEE: GERRELL JOSHUA HEAT						
0511/0329	10/29/2003	QC U	V			100
GRANTOR: PRINCETON EXCH						
GRANTEE: WILLIAMS						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2022] W39 FSP=[YR=2022] E30 N12 W30 S12\$ N12 W16 S15 W6 S10 E6 S24 E16 N5 FOP=[YR=2022] S5 E12 N5 W12\$ E30 N12 E9 FOP=[YR=2022] W9 S3 E9 N3\$ N20\$.	

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	0375	WOOD WALK	0 100	25	7	4			1,028.00	SF	21.75	2021	2021	3	93	20,794
2	0740	UNFINISH O	0 100	12	24				288.00	SF	15.95	2021	2021	3	96	4,410
3	0371	FLOATING D	0 100	10	16				160.00	SF	29.00	2021	2021	3	93	4,315
4	0130	FIRE PLACE	0 100	0	0				1.00	UT	1,885.00	2022	2022	3	98	1,847
5	0375	WOOD WALK	0 100	15	4				60.00	SF	21.75	2021	2021	3	93	1,214
TOTAL OB/XF															32,580	

LAND DESCRIPTION																								
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	000132	C	SFR RIVER	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	145,000.00	145,000.00	145,000							