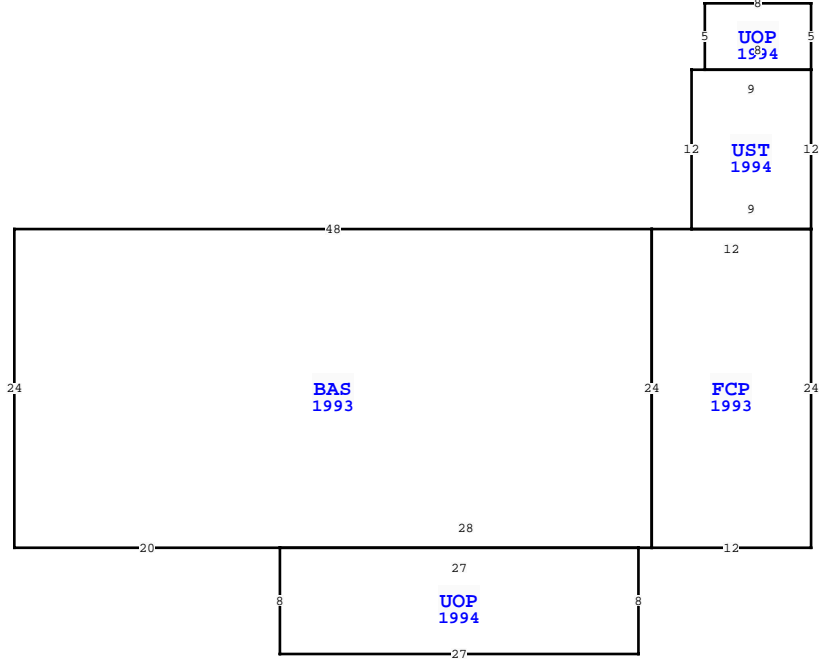




BUILDING CHARACTERISTICS	
ELEMENT	CD
Foundation	01 WOOD FRAME 100
Frame	02 WOOD FRAME 100
Exterior Wall	30 VINYL 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	01 MINIMUM 100
Interior Wall	04 PLYWOOD 100
Interior Floo	09 PINE WOOD 50
Interior Floo	14 CARPET 50
Heating Type	04 AIR DUCTED 100
Air Condition	03 CENTRAL 100
Bedrooms	3 100
Bathrooms	2 100
Story Height	0 100
Stories	1. 100
Units	0 100
Quality	02 BELOW AVERAGE
DOR CODE	0100 SINGLE FAMILY
MAP NUM	2 MKT AREA 10
NEIGHBORHOOD/LOC	000 1.00/
AREA TYPE	TOTAL GROSS AREA
BAS	1,152
FCP	288
UOP	40
UOP	216
UST	108
TOTALS	1,804

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1	SINGLE FAM	100%	2012		121,887	1965	1965	0	0	5	58.00	37.00
Heated Area: 1152 HX Base Yr 2012												



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			66,299
TOTAL MARKET OB/XF VALUE			6,941
TOTAL LAND VALUE - MARKET			16,800
TOTAL MARKET VALUE			90,040
SOH/AGL Deduction			21,855
ASSESSED VALUE			68,185
TOTAL EXEMPTION VALUE	HX HB		31,923
BASE TAXABLE VALUE			36,262
TOTAL JUST VALUE			90,040
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			88,183
FR 5YR CK NC FROM GE ON 12-08-23			
FR LEFT DOOR HANGER			
CORR QUAL PER DRS			
ADD HX FOR 2012			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
18838	N/A	0	08/29/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0924/0115	10/15/2013	WD	U	I	11	100
GRANTOR: MORGAN CALVIN D						
GRANTEE: IVAN FAMILY TRUST C						
0865/0151	10/31/2011	WD	Q	I	01	60,000
GRANTOR: IVAN TRUST, M MATHERS						
GRANTEE: MORGAN CALVIN D						

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	0090	CHAINLINK	0	100	0	350.00	LF	12.00	12.00	100	1993	1993	3	20	840	
2	0700	PORT BLDG	0	100	12	240.00	SF	8.00	8.00	100	1990	1990	3	47	902	
3	0620	WOOD UTL B	0	100	8	160.00	SF	6.00	6.00	100	1990	1990	3	20	192	
4	0620	WOOD UTL B	0	100	8	160.00	SF	6.00	6.00	100	1990	1990	3	20	192	
5	0940	OPEN SHED	0	100	10	70.00	SF	4.00	4.00	100	1994	1994	3	20	56	
6	0955	PRIVACY FE	0	100	0	128.00	LF	15.00	15.00	100	1994	1994	3	0	0	
7	0211	CONCRETE W	0	100	45	135.00	SF	6.00	6.00	100	1994	1994	3	20	162	
8	0620	WOOD UTL B	0	100	50	1,500.00	SF	6.00	6.00	100	1994	1994	3	20	1,800	
9	0950	METAL SHED	0	100	46	1,748.00	SF	8.00	8.00	100	1994	1994	3	20	2,797	

TOTAL OB/XF											
6,941											
BLD DATE	09/17/2018	RTJ/T	LGL DATE								
XF DATE	09/17/2018	RTJ/T	LAND DATE	04/07/2010							
INC DATE			AG DATE	JBHC							

BUILDING NOTES											

BUILDING DIMENSIONS											
UOP=[YR=1994] W8 S5 E8 UST=[YR=1994] W9 S12 E9											
FCP=[YR=1993] W12 BAS=[YR=1993] W48 S24 E20 UOP=[YR=1994]											
S8 E27 N8 W27\$ E28 N24\$ S24 E12 N24\$ N12 \$ N5\$.											

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	000100	C	SFR	100			0.00	0.00	2.24	AC		1.00	1.00	1.00	7,500.00	7,500.00	16,800							

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	01	WOOD FRAME	100
Frame	02	WOOD FRAME	100
Exterior Wall	02	WALL BOARD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	100
Interior Wall	04	PLYWOOD	100
Interior Floo	08	SHT VINYL	50
Interior Floo	14	CARPET	50
Heating Type	04	AIR DUCTED	100
Air Condition	03	CENTRAL	100
Bedrooms		1	100
Bathrooms		1	100
Stories	1.	1.	100
Class	00	N/A	100
Units		0	100
Quality	02	BELOW AVERAGE	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM	2	MKT AREA	10
NEIGHBORHOOD/LOC	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	784	100	1994
UOP	36	25	1995
TOTALS	820		

MARKET ADJUSTMENTS																										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND															
2 MOBILE HOM		0%	- 2012		48,183	1987	1987	0	0	56.00	44.00															
				Heated Area: 784			HX Base Yr 2012																			
<div style="border: 1px solid black; padding: 10px; width: fit-content; margin: auto;"> <p style="text-align: center;">BAS 1994</p> <p style="text-align: center;">UOP 1995</p> </div>																										
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>BLD DATE</td> <td>09/17/2018</td> <td>RTJT</td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td>09/17/2018</td> <td>RTJT</td> <td>LAND DATE</td> <td>04/07/2010</td> </tr> <tr> <td>INC DATE</td> <td></td> <td></td> <td>AG DATE</td> <td></td> </tr> </table>												BLD DATE	09/17/2018	RTJT	LGL DATE		XF DATE	09/17/2018	RTJT	LAND DATE	04/07/2010	INC DATE			AG DATE	
BLD DATE	09/17/2018	RTJT	LGL DATE																							
XF DATE	09/17/2018	RTJT	LAND DATE	04/07/2010																						
INC DATE			AG DATE																							

WAKULLA COUNTY PROPERTY				PAGE 2 of 2	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				66,299		
TOTAL MARKET OB/XF VALUE				6,941		
TOTAL LAND VALUE - MARKET				16,800		
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SOH/AGL Deduction				21,855		
ASSESSED VALUE				68,185		
TOTAL EXEMPTION VALUE				HX HB 31,923		
BASE TAXABLE VALUE				36,262		
TOTAL JUST VALUE				90,040		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				88,183		
CHG MAIL.ADD. PER USPO 3547						
XFOB#5-9,DEL#10,CHG CODE#2;5 YR PRCL CK						
PU NEW TRAV & FRM BOTH CARDS,CD-1 CHG RCVR;PU						
SALE						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0924/0115	10/15/2013	WD	U	I	11	100
GRANTOR: MORGAN CALVIN D						
GRANTEE: IVAN FAMILY TRUST C						
0865/0151	10/31/2011	WD	Q	I	01	60,000
GRANTOR: IVAN TRUST, M MATHERS						
GRANTEE: MORGAN CALVIN D						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=1994] W56 S14 E38 UOP=[YR=1995] S6 E6 N6 W6\$ E18 N14\$.						

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											
L N	USE CODE	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

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T

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				