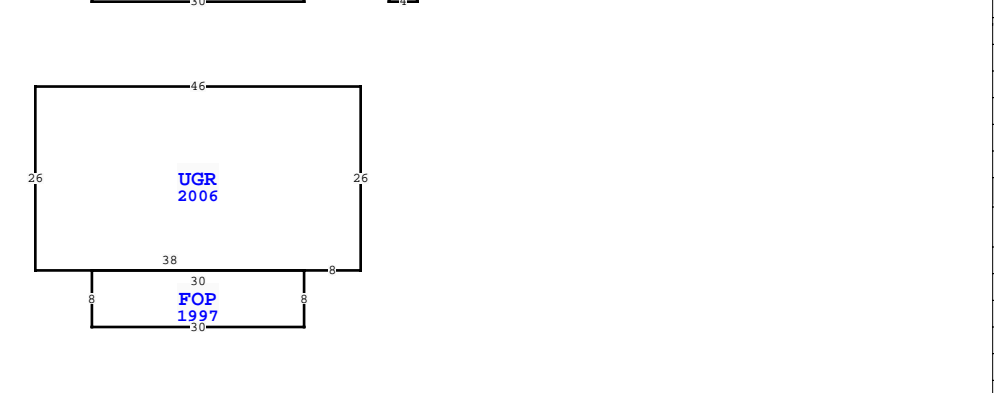


ELEMENT	CD	CONSTRUCTION
Foundation	05	PILE CONCR 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	GALVALUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		2 100
Bathrooms		2 100
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		
0100	01	2,124	145.0000	137.75	292,581	1997	2002	0	0	21.00	79.00		
1 SINGLE FAM 0% - 0 Heated Area: 1436 HX Base Yr													



Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	5	MKT AREA 13			
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,196	100	1997	1,196	130,152
BAS	240	100	2002	240	26,117
DCK	32	10	2002	3	326
DCK	32	10	2002	3	326
FOP	240	30	1997	72	7,835
FSP	240	55	2020	132	14,365
UGR	1,196	40	2006	478	52,018
TOTALS	3,176			2,124	231,139

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		231,139	
TOTAL MARKET OB/XF VALUE		14,209	
TOTAL LAND VALUE - MARKET		15,000	
TOTAL MARKET VALUE		260,348	
SOH/AGL Deduction		0	
ASSESSED VALUE		260,348	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		260,348	
TOTAL JUST VALUE		260,348	
NCON VALUE		14,365	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		255,520	
FR 5YR CK 8/18/23; DEMO FOP - PU FSP; CHG XFOB			
PU SF XFOB LN4 PU LN 7-9			
5 YR PRCL CHG FLR AND RCVR, CORR TRAV,			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17000929	ROOF OVER-CO	0	07/07/2017
029421	ADDT	0	09/11/2002
022497	N/A	0	07/14/1997
022497	N/A	0	07/14/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0859/0045	8/11/2011	WD	U	I	12	85,000

GRANTOR: BANK OF NEW YORK						
GRANTEE: COLEMAN WILEY E & V						
0808/0041	10/20/2009	CT	U	I	18	100
GRANTOR: EDWARD L MCGUFFEY & B						
GRANTEE: MCGUFFEY EDWARD AND						

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	0	0	80.00	LF	12.00	12.00	100	1980	1980	3	20	192	
2	0210	CONCRETE D	0	0	106	1,272.00	SF	6.00	6.00	100	1980	1980	3	20	1,526	
3	0211	CONCRETE W	0	0	58	174.00	SF	6.00	6.00	100	2002	2002	3	20	209	
4	0375	WOOD WALK	0	0	23	72.00	SF	15.00	15.00	100	1983	1983	3	20	216	
5	0090	CHAINLINK	0	0	0	386.00	LF	12.00	12.00	100	1990	1990	3	20	926	
6	0130	FIRE PLACE	0	0	0	1.00	UT	1,300.00	1,300.00	100	1997	1997	3	54	702	
7	0080	4' CHAINLI	0	0	0	80.00	LF	13.00	13.00	100	2017	2017	3	76	790	
8	0375	WOOD WALK	0	0	137	548.00	SF	15.00	15.00	100	2018	2018	3	80	6,576	
9	0350	BOATDOCK A	0	0	16	160.00	SF	24.00	24.00	100	2018	2018	3	80	3,072	

BUILDING NOTES													
80 S EASY ST, SOPCHOPPY													
BLD DATE		07/23/2018		MMTP		LGL DATE		07/23/2018		MMTP			
XF DATE		07/23/2018		MMTP		LAND DATE		07/23/2018		MMTP			
INC DATE						AG DATE							

BUILDING DIMENSIONS													
BAS=[YR=1997;ORIG=0,0] W34 W12 S26 E38 E8 N26 \$													
UGR=[YR=2006;ORIG=-46,46] S26 E38 E8 N26 W46 \$													
BAS=[YR=2002;ORIG=-34,0] E20 N12 W20 S12 \$													
POP=[YR=1997;ORIG=-8,72] W30 S8 E30 N8 \$													
FSP=[YR=2020;ORIG=-38,26] E30 S8 W30 N8 \$													
DCK=[YR=2002;ORIG=-8,26] S4 E8 N4 W8 \$													
DCK=[YR=2002;ORIG=4,26] S8 E4 N8 W4 \$													
PTR=[ORIG=-46,26] S20 N20 \$													
PTR=[ORIG=0,26] E4 W4 \$													

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
1	000132	C	SFR RIVER	0			80.00	243.00	1.00	LT		1.00	1.00	1.00	15,000.00	15,000.00	15,000							