

BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Foundation	01	WOOD FRAME 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	07	VYL PLANK 100			
Heating Type	01	NONE 100			
Air Condition	02	WINDOW 100			
Fixtures	5	100			
Bathrooms	1.5	100			
Story Height	0	100			
RMS	3	100			
Stories	1.	1. 100			
Class	00	N/A 100			
Units	0	100			
Quality	03	AVERAGE			
DOR CODE	1700	OFFICE BUILDING			
MAP NUM	4	MKT AREA 04			
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	768	100	1993	768	54,746
FCP	240	30	2003	72	5,132
FOP	90	30	2003	27	1,925
TOTALS	1,098			867	61,803

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	OFFICE	0%	- 0									Heated Area: 768 HX Base Yr	

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	61,803		
TOTAL MARKET OB/XF VALUE	706		
TOTAL LAND VALUE - MARKET	75,000		
TOTAL MARKET VALUE	137,509		
SOH/AGL Deduction	41,044		
ASSESSED VALUE	96,465		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	96,465		
TOTAL JUST VALUE	137,509		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	143,039		
5 YR CH 7-6-23 MM INCR FIXTURES TO 5, UPDATED AC			
ROOF OVER CC OB23-441 INCR EYB 1978-1982, UPDATED			
5 YR PRCL CHK N/C			
5 YR PRCL CH, PU FNDN & FRME			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB23-000441	ROOF OVER/METAL-C		08/24/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0999/0631	5/05/2016	WD	Q	I	01	65,000
GRANTOR: SHARP STEPHEN P						
GRANTEE: APALACHEE BAY MARIN						
0474/0331	2/10/2003	WD	Q	I		67,500
GRANTOR: ANDERS JACK						
GRANTEE: SHARP STEPHEN P & M						

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	0211	CONCRETE W	0	0	12	5		6.00	6.00	100	2003	2003	3	21	76	
2	0250	ASPHALT AV	0	0	0	0	SF	2.00	2.00	100	2003	2003	3	21	630	
3	0605	PORT VINYL	0	0	4	2	SF	0.00	0.00	100	2024	2020		89	0	
4	0605	PORT VINYL	0	0	4	2	SF	0.00	0.00	100	2024	2020		89	0	
TOTALS														706		

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=1993] W12 FCP=[YR=2003] N12 W20 S12 E20\$ W20 S24 FOP=[YR=2003] S5 E18 N5 W18\$ E32 N24\$.			

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	001700	C	1STORY OFF	0			0.00	0.00	100.00	FF		1.00	1.00	1.00	750.00	750.00	75,000							