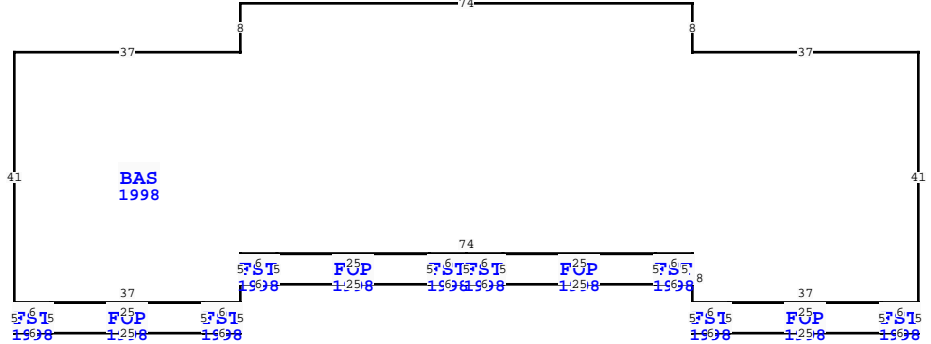




ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	20	WOOD FRAME 100
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		8 100
Bathrooms		8 100
Story Height		0 100
Stories	1.	1. 100
Units		8 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0304	01	6,348	115.2000	109.44	694,725	1998	2002	0	0	32.00	68.00		
1 QUDPLEX>10 0% - 0 Heated Area: 6068 HX Base Yr													



WAKULLA COUNTY PROPERTY			PAGE 1 of 4	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	1,972,456			
TOTAL MARKET OB/XF VALUE	20,327			
TOTAL LAND VALUE - MARKET	78,300			
TOTAL MARKET VALUE	2,071,083			
SOH/AGL Deduction	485,654			
ASSESSED VALUE	1,585,429			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	1,585,429			
TOTAL JUST VALUE	2,071,083			
NCON VALUE	0			
INCOME VALUE	0			
PREVIOUS YEAR MKT VALUE	2,129,781			

Quality	03	AVERAGE			
DOR CODE	0300	MULTI-FAMILY 10+			
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	6,068	100	1998	6,068	451,576
FOP	125	30	1998	38	2,828
FOP	125	30	1998	38	2,828
FOP	125	30	1998	38	2,828
FOP	125	30	1998	38	2,828
FST	30	55	1998	16	1,191
FST	30	55	1998	16	1,191
FST	30	55	1998	16	1,191
FST	30	55	1998	16	1,191
FST	30	55	1998	16	1,191
TOTALS	6,808			6,348	472,413

** This building has 13 Sub-Areas

BLD DATE	04/19/2017	MMJT	LGL DATE	
XF DATE	04/19/2017	MMJT	AG DATE	04/19/2017 MMJT
INC DATE				

45 OTTER LAKE RD, PANACEA

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	0	0	6,253.00	SF	6.00	6.00	100	1998	1998	3	20	7,504	
2	0250	ASPHALT AV	0	0	0	0	19,905.00	SF	2.00	2.00	100	1998	1998	3	20	7,962	
3	0090	CHAINLINK	0	0	0	0	1,680.00	LF	12.00	12.00	100	1998	1998	3	20	4,032	
4	0955	PRIVACY FE	0	0	0	0	765.00	LF	15.00	15.00	100	1998	1998	3	0	0	
5	0420	CABANA AVE	0	0	0	0	112.00	SF	25.00	25.00	100	1998	1998	3	20	560	
6	0940	OPEN SHED	0	0	14	24	336.00	SF	4.00	4.00	100	1998	1998	3	20	269	

CORRECTION TO KEYED FIELD WORK.			
MM 5 YR CK, CORR XFOB			
ROOFS, CORR XFOB DIMENS			
MM 5 YR CK, ADJ EYB ALL 4 BLDGS 1998-2002 NEW			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000785	REROOF	0	07/26/2018
2013919	PLUMBING	0	12/20/2013
023196	N/A	0	02/05/1998
023122	N/A	0	01/16/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0330/0135	7/17/1998	WD	U	I		100
GRANTOR:						
GRANTEE:						
0220/0893	10/15/1993	WD	Q	V		50,000
GRANTOR:						
GRANTEE:						

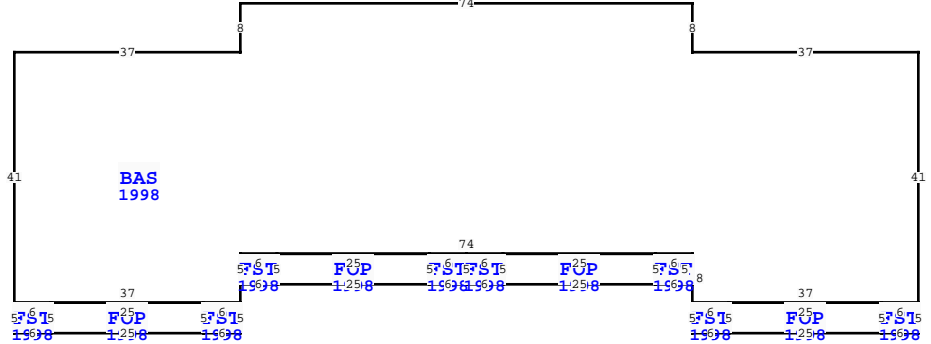
BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1998] W37 N8 W74 S8 W37 S41 FST=[YR=1998] S5 E6 FOP=[YR=1998] E25 FST=[YR=1998] E6 N5 W6 S5 \$ N5 W2S5 \$ N5 W6 \$ E37 N3 FST=[YR=1998] E6 FOP=[YR=1998] E25 FST=[YR=1998] E6 FST=[YR=1998] E6 FOP=[YR=1998] E25 FST=[YR=1998] E6 N5 W6 S5 \$ N5 W25 S5 \$ N5 W6 S5 \$ N5 E74 S8 FST=[YR=1998] S5 E6 FOP=[YR=1998] E25 FST=[YR=1998] E6 N5 W6 S5 \$ N5 W25 S5 \$ N5 W6 \$ E37 N41 \$.

LAND DESCRIPTION																								
TOTAL OB/XF 20,327																								
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	000300	C	MULTI-FAM	0		R3	0.00	0.00	5.22	UT		1.00	1.00	1.00	15,000.00	15,000.00	78,300							

ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	20	WOOD FRAME 100
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NEIGHBORHOOD/LOC	000	1.00/

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
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2 QUDPLEX>10 0% - 0 Heated Area: 6068 HX Base Yr													



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** This building has 13 Sub-Areas

BLD DATE	04/19/2017	MMJT	LGL DATE	
XF DATE	04/19/2017	MMJT	LAND DATE	04/19/2017 MMJT
INC DATE			AG DATE	

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

TOTAL OB/XF													
0													

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

TOTAL OB/XF													
0													

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 4
VALUATION BY			STANDARD
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BASE TAXABLE VALUE			1,585,429
TOTAL JUST VALUE			2,071,083
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			2,129,781
5 YR PRCL CK. CHG FLOR IN ALL BLDG'S.			
CHG USE CODE PER DOR			
UNITS.			
CHG USE CODE PER DOR REPORT- 10 OR MORE FAM			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
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GRANTOR:						
GRANTEE:						
0220/0893	10/15/1993	WD	Q	V		50,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1998] W37 N8 W74 S8 W37 S41 FST=[YR=1998] S5 E6													
FOP=[YR=1998] E25 FST=[YR=1998] E6 N5 W6 S5 \$ N5 W2S5 \$ N5													
W6 \$ E37 N3 FST=[YR=1998] E6 FOP=[YR=1998] E25 FST=[YR=1998]													
E6 FST=[YR=1998] E6 FOP=[YR=1998] E25 FST=[YR=1998] E6 N5 W6													
S5 \$ N5 W25 S5 \$ N5 W6 S5 \$ N5 W6 S5 \$ N5 W25 S5 \$ N5 W6 S5 \$													
N5 E74 S8 FST=[YR=1998] S5 E6 FOP=[YR=1998] E25 FST=[YR=1998]													
E6 N5 W6 S5 \$ N5 W25 S5 \$ N5 W6 \$ E37 N41 \$.													

