

SAVANNAH FOREST LOT 53
 OR 726 P 629 OR 913 P 360
 OR 1050 P 420

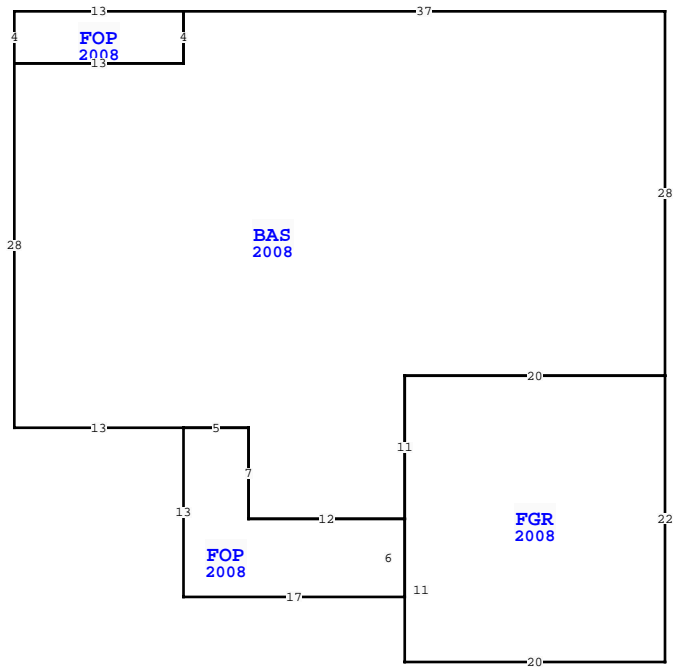
1801 WESTRIDGE DRIVE LLC D/B/A N FL RENTALS/
 2820 36TH PL NW
 WASHINGTON, DC 20007

2024

25-3S-02W-332-01601-053

| ELEMENT | | BUILDING CHARACTERISTICS | | | |
|-----------|------------------|--------------------------|------|--------------|----------------------|
| CD | CONSTRUCTION | | | | |
| 02 | CONCR SLAB 100 | | | | |
| 02 | WOOD FRAME 100 | | | | |
| 05 | HARDIE BRD 100 | | | | |
| 03 | GABLE/HIP 100 | | | | |
| 03 | COMP SHNGL 100 | | | | |
| 05 | DRYWALL 100 | | | | |
| 14 | CARPET 60 | | | | |
| 11 | CLAY TILE 40 | | | | |
| 04 | AIR DUCTED 100 | | | | |
| 03 | CENTRAL 100 | | | | |
| | 3 100 | | | | |
| | 2 100 | | | | |
| | 0 100 | | | | |
| 1. | 1. 100 | | | | |
| | 0 100 | | | | |
| 03 | AVERAGE | | | | |
| 0100 | SINGLE FAMILY | | | | |
| 5 | MKT AREA | 10 | | | |
| 000 | 1.00/ | | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 1,552 | 100 | 2008 | 1,552 | 151,642 |
| FGR | 440 | 50 | 2008 | 220 | 21,496 |
| FOP | 52 | 30 | 2008 | 16 | 1,563 |
| FOP | 137 | 30 | 2008 | 41 | 4,006 |
| TOTALS | 2,181 | | | 1,829 | 178,707 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|--|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | |
| 0100 | 01 | 1,829 | 121.0000 | 114.95 | 210,244 | 2008 | 2008 | 0 | 0 | 15.00 | 85.00 | | |
| 1 SINGLE FAM 0% - 0 Heated Area: 1552 HX Base Yr | | | | | | | | | | | | | |



| WAKULLA COUNTY PROPERTY | | | |
|---|-------------|-----------|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | | STANDARD |
| Tax Group: 3 | | Tax Dist: | |
| BUILDING MARKET VALUE | | | 178,707 |
| TOTAL MARKET OB/XF VALUE | | | 4,833 |
| TOTAL LAND VALUE - MARKET | | | 30,000 |
| TOTAL MARKET VALUE | | | 213,540 |
| SOH/AGL Deduction | | | 0 |
| ASSESSED VALUE | | | 213,540 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 213,540 |
| TOTAL JUST VALUE | | | 213,540 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 215,996 |
| MAIL ADDR UPDATE PER COA FORM | | | |
| 5YR CK NC MM | | | |
| COA PER ONLINE REQUEST | | | |
| SO SHOULD BE MAILED IN A WRITTEN ENVELOPE | | | |
| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
| 20071666 | SFD-CO | 0 | 11/19/2007 |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1050/0420 | 10/11/2017 | WD Q | Q | I | 01 | 160,000 |
| GRANTOR: FOUNDATION HOMES OF N | | | | | | |
| GRANTEE: 1801 WESTRIDGE DRIV | | | | | | |
| 0913/0360 | 6/07/2013 | QC U | U | I | 30 | 147,000 |
| GRANTOR: STEVE BYRD CONSTRUCTI | | | | | | |
| GRANTEE: FOUNDATION HOMES OF | | | | | | |

| 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 | 0210 | CONCRETE D | 0 | 0 | 61 16 | | | 976.00 | SF | 6.00 | 2008 | 2008 | 3 | 34 | 1,991 |
| 2 | 0211 | CONCRETE W | 0 | 0 | 27 4 | | | 108.00 | SF | 6.00 | 2008 | 2008 | 3 | 34 | 220 |
| 3 | 0955 | PRIVACY FE | 0 | 0 | 0 0 | | | 184.00 | LF | 15.00 | 2018 | 2018 | 3 | 95 | 2,622 |

| BLD DATE | | 07/17/2018 | MMJT | LGL DATE | 03/01/2020 | JBBH |
|----------|--|------------|------|-----------|------------|------|
| XF DATE | | 07/17/2018 | MMJT | LAND DATE | | |
| ENC DATE | | | | AG DATE | | |

| BUILDING NOTES | |
|--|--|
| | |
| BUILDING DIMENSIONS | |
| BAS=[YR=2008] W37 FOP=[YR=2008] W13 S4 E13 N4\$ S4 W13 S28 E13 FOP=[YR=2008] S13 E17 N6 W12 N7 W5\$ E5 S7 E12 FGR=[YR=2008] S11 E20 N22 W20 S11\$ N11 E20 N28\$. | |

| 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 | 000100 | C | SFR | 0 | | | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 30,000 | | | | | | | |