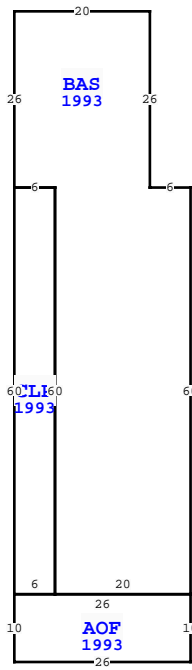


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
03	MASONRY 100				
15	CONC BLOCK 100				
03	GABLE/HIP 100				
13	GALVALUM 100				
01	MINIMUM 100				
03	CONC FINSH 100				
01	FIN.SUSPD 100				
02	CONVECTION 100				
02	WINDOW 100				
01	2 100				
0	0 100				
1	1 100				
0	0 100				
0	0 100				
03	AVERAGE				
4100	LIGHT MANUFACTURE				
4	MKT AREA	04			
46.00	1.25/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	260	215	1993	559	4,536
BAS	1,720	100	1993	1,720	13,957
CLP	360	60	1993	216	1,753
TOTALS	2,340			2,495	20,245

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	WAREHOUSE	0% - 0		41.40	103,293	1980	1980	0	0	80.40	19.60	Heated Area: 1980 HX Base Yr	
													
BLD DATE	02/01/2019	MMSS	LGL DATE	02/01/2019	MMSS								
XF DATE	02/01/2019	MMSS	LAND DATE	02/01/2019	MMSS								
INC DATE			AG DATE										

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				20,245		
TOTAL MARKET OB/XF VALUE				500		
TOTAL LAND VALUE - MARKET				39,600		
TOTAL MARKET VALUE				60,345		
SOH/AGL Deduction				0		
ASSESSED VALUE				60,345		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				60,345		
TOTAL JUST VALUE				60,345		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				56,099		
COA PER TCO						
5 YR PRCL CK, N/C						
5 YR PRCL CH, PU FNDN & FRME, CHG RCVR						
LAND REVAL PER 2010 SALES STUDY (JB/HC)						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
2012394	SAFETY INSPECTION	0	06/19/2012			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0941/0812	5/19/2014	QC	U	I	30	100
GRANTOR: LOWTHER ROBERT J						
GRANTEE: ROCK LANDING MARINA						
0864/0384	10/06/2011	QC	U	I	11	28,000
GRANTOR: WAKULLA BANK						
GRANTEE: LOWTHER ROBERT J						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=1993] W20 S26 CLP=[YR=1993] S60 AOF=[YR=1993] S10 E26 N10W26\$ E6 N60 W6\$ E6 S60 E20 N60 W6 N26\$ .						

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	1000	COOLER	0	0	0	1.00	UT	2,500.00	2,500.00	100	1980	1980	3	20	500	

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	001020	C	COMM HWY	0		C3	144.00	214.00	144.00	FF		1.00	1.00	1.00	275.00	275.00	39,600							