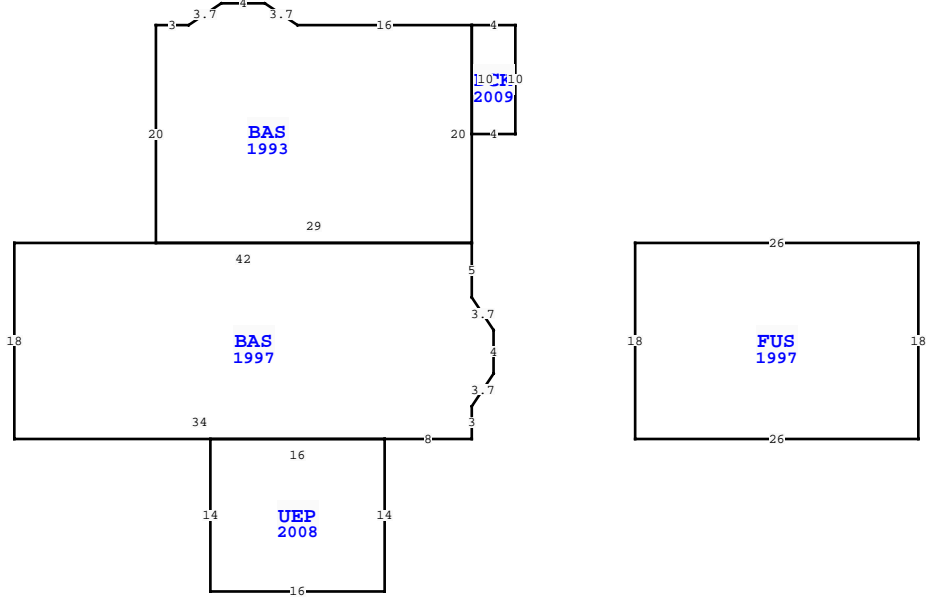




| ELEMENT          |                  | CD            |        | CONSTRUCTION |                      |
|------------------|------------------|---------------|--------|--------------|----------------------|
| Foundation       | 01               | WOOD          | FRAME  | 100          |                      |
| Frame            | 02               | WOOD          | FRAME  | 100          |                      |
| Exterior Wall    | 30               | VINYL         | 100    |              |                      |
| Roof Structur    | 06               | MANSARD       | 100    |              |                      |
| Roof Cover       | 03               | COMP          | SHNGL  | 100          |                      |
| Interior Wall    | 05               | DRYWALL       | 70     |              |                      |
| Interior Wall    | 06               | CUST          | PANEL  | 30           |                      |
| Interior Floo    | 07               | VYL           | PLANK  | 70           |                      |
| Interior Floo    | 14               | CARPET        | 30     |              |                      |
| Heating Type     | 04               | AIR           | DUCTED | 100          |                      |
| Air Condition    | 03               | CENTRAL       | 100    |              |                      |
| Bedrooms         |                  | 3             | 100    |              |                      |
| Bathrooms        |                  | 2             | 100    |              |                      |
| Story Height     |                  | 0             | 100    |              |                      |
| Stories          | 2.               | 2.            | 100    |              |                      |
| Units            |                  | 0             | 100    |              |                      |
| Quality          | 03               | AVERAGE       |        |              |                      |
| DOR CODE         | 0100             | SINGLE FAMILY |        |              |                      |
| MAP NUM          | 5                | MKT AREA      |        | 08           |                      |
| NEIGHBORHOOD/LOC | 108.00           | 1.25/         |        |              |                      |
| AREA TYPE        | TOTAL GROSS AREA | PCT OF BASE   | YEAR   | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS              | 594              | 100           | 1993   | 594          | 57,155               |
| BAS              | 770              | 100           | 1997   | 770          | 74,091               |
| DCK              | 40               | 10            | 2009   | 4            | 385                  |
| FUS              | 468              | 100           | 1997   | 468          | 45,032               |
| UEP              | 224              | 60            | 2008   | 134          | 12,894               |
| TOTALS           | 2,096            |               |        | 1,970        | 189,556              |

| MARKET ADJUSTMENTS |            |           |             |                |                   |     |     |      |      |                 |        |  |  |
|--------------------|------------|-----------|-------------|----------------|-------------------|-----|-----|------|------|-----------------|--------|--|--|
| TYPE               | MDL        | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW    | AYB | EYB | ECON | FNCT | NORM            | % COND |  |  |
| 1                  | SINGLE FAM | 100%      | - 2023      |                | Heated Area: 1832 |     |     |      |      | HX Base Yr 2023 |        |  |  |



| WAKULLA COUNTY PROPERTY  |             |           |            | PAGE 1 of 1  | 3      |            |
|--|-------------|-----------|------------|--------------|--------|------------|
| VALUATION BY   |             |           |            | STANDARD     |        |            |
| Tax Group: 3   |             | Tax Dist: |            |              |        |            |
| BUILDING MARKET VALUE  |             |           |            | 189,556      |        |            |
| TOTAL MARKET OB/XF VALUE   |             |           |            | 680          |        |            |
| TOTAL LAND VALUE - MARKET  |             |           |            | 60,000       |        |            |
| TOTAL MARKET VALUE   |             |           |            | 250,236      |        |            |
| SOH/AGL Deduction  |             |           |            | 29,399       |        |            |
| ASSESSED VALUE   |             |           |            | 220,837      |        |            |
| TOTAL EXEMPTION VALUE  |             |           |            | HX HB 50,000 |        |            |
| BASE TAXABLE VALUE   |             |           |            | 170,837      |        |            |
| TOTAL JUST VALUE   |             |           |            | 250,236      |        |            |
| NCON VALUE   |             |           |            | 0            |        |            |
| INCOME VALUE   |             |           |            |              |        |            |
| PREVIOUS YEAR MKT VALUE  |             |           |            | 214,405      |        |            |
| INCR EYB 1994-1996 HVAC-CC 4-2022  |             |           |            |              |        |            |
| INCR EYB 1990-1994 RE-ROOF CC 2-2022   |             |           |            |              |        |            |
| COA PER TCO  |             |           |            |              |        |            |
| PROPERTY   |             |           |            |              |        |            |
| PERMIT NUM   | DESCRIPTION | AMT       | ISSUED     |              |        |            |
| 22000305   | HVAC-CC     | 0         | 03/31/2022 |              |        |            |
| OB21-000443  | RE-ROOF-CC  | 0         | 08/20/2021 |              |        |            |
| 21000443   | RE-ROOF     | 0         | 08/20/2021 |              |        |            |
| 021756   | N/A         | 0         | 01/09/1997 |              |        |            |
| SALES DATA   |             |           |            |              |        |            |
| OFF RECORD Number  | DATE        | TYPE INST | Q / U      | V / I        | RSN CD | SALE PRICE |
| 1263/0476  | 5/02/2022   | WD        | Q          | I            | 01     | 199,000    |
| GRANTOR: DUANE EVANS LLC   |             |           |            |              |        |            |
| GRANTEE: DURASTANTI JACOB &  |             |           |            |              |        |            |
| 1215/0732  | 6/23/2021   | TD        | U          | I            | 11     | 5,700      |
| GRANTOR: WAKULLA COUNTY CLERK  |             |           |            |              |        |            |
| GRANTEE: DUANE EVANS LLC   |             |           |            |              |        |            |
| BUILDING NOTES   |             |           |            |              |        |            |
| BUILDING DIMENSIONS  |             |           |            |              |        |            |
| DCK=[YR=2009] W4 BAS=[YR=1993] W16 L3 U2 W4 L3 D2 W3 S20 E29 BAS=[YR=1997] W42 S18 E34 UEP=[YR=2008] W16 S14 E16 N14\$ E8 PTR=E15 FUS=[YR=1997] E26 N18 W26 S18\$ W15\$ N3 U3 R2 N4 U3 L2 N5\$ N20\$ S10 E4 N10\$. |             |           |            |              |        |            |

| 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                      | 0610       | VINYL UTL   | 0       | 100 | 26 | 12    |    |       | 312.00         | SF        | 6.00    | 100         | 1980 | 3      | 20              | 374   |
| 2                      | 0080       | 4' CHAINLI  | 0       | 100 | 0  | 0     |    |       | 64.00          | LF        | 13.00   | 100         | 2000 | 3      | 20              | 166   |
| 3                      | 0131       | FIRE PLACE  | 0       | 100 | 0  | 0     |    |       | 1.00           | UT        | 700.00  | 100         | 1981 | 3      | 20              | 140   |
| <b>TOTAL OB/XF 680</b> |            |             |         |     |    |       |    |       |                |           |         |             |      |        |                 |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |        |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|--------|-------------|-----------|-----|-----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH  | TOT LND UTS | UNIT TYPE | D T | DPTH 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                  | 100 |     |          | 50.00 | 100.00 | 3.00        | LT        |     | 1.00      | 1.00   | 1.00    | 7,500.00   | 7,500.00       | 22,500     |                             |      |         |      |     |    |        |
| 2                | 000000   | C   | VAC RES              | 100 |     |          | 50.00 | 100.00 | 5.00        | LT        |     | 1.00      | 1.00   | 1.00    | 7,500.00   | 7,500.00       | 37,500     |                             |      |         |      |     |    |        |