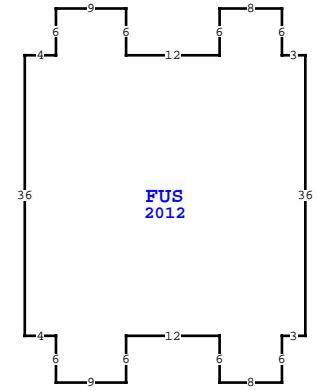
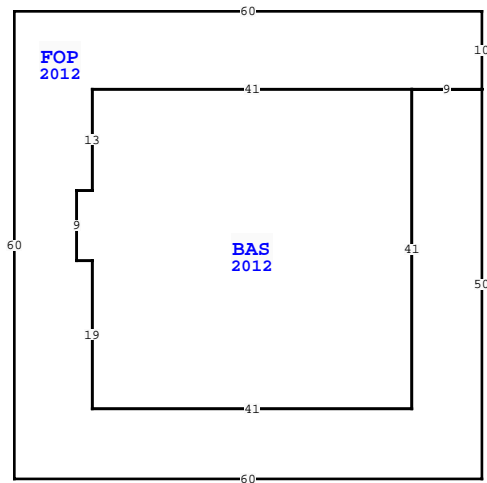




ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	09	WOOD	FRAME	100	
Exterior Wall	19	COMMON	BRK	70	
Exterior Wall	30	VINYL	30		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	12	MODULAR	MT	100	
Interior Wall	05	DRYWALL	100		
Interior Floor	12	HARDWOOD	80		
Interior Floor	11	CLAY TILE	20		
Heating Type	04	AIR DUCTED	100		
Air Condition	03	CENTRAL	100		
Bedrooms		5	100		
Bathrooms		3.5	100		
Story Height		0	100		
Stories	2.	2.	100		
Units		0	100		
Quality	07	GOOD			
DOR CODE	5000	IMPRVD	AG RES		
MAP NUM	1		MKT AREA	12	
NEIGHBORHOOD/LOC	000		1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,699	100	2012	1,699	198,238
FOP	1,901	30	2012	570	66,507
FUS	1,500	100	2012	1,500	175,019
TOTALS	5,100			3,769	439,763

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,769	138.0000	131.10	494,116	2012	2012	0	0	11.00	89.00
1 SINGLE FAM 100% - 2013 Heated Area: 3199 HX Base Yr 2013											



WAKULLA COUNTY PROPERTY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			469,070
TOTAL MARKET OB/XF VALUE			200,808
TOTAL LAND VALUE - MARKET			560,000
TOTAL MARKET VALUE			707,703
SOH/AGL Deduction			294,188
ASSESSED VALUE			413,515
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			363,515
TOTAL JUST VALUE			1,229,878
NCON VALUE			3,095
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			676,708
5 YR PRCL CH PU NEW TRAVERSE, CHG EXW, INTW, A/C B			
FR LEFT DOOR HANGER			
2023 AG LAND CORR REMOVE AE Y			
2022 AG RENEWAL RECD			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000682	SCREEN PORCH	0	07/05/2018
18000380	SWIMMING POOL-CO	0	04/27/2018
2012838	REMODEL	0	12/14/2012
2012833	ELECT	0	12/13/2012
201222	POLE BARN	0	01/17/2012
2011667	SFD-CO	0	09/26/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0745/0059	2/12/2008	WD Q	Q	V		462,000
GRANTOR: CASSEUS CHARLES						
GRANTEE: PEAVY MAGNUS DELACY						
0600/0727	6/20/2005	WD Q	Q	I		660,000
GRANTOR: MCKAYE						
GRANTEE: CASSEUS						

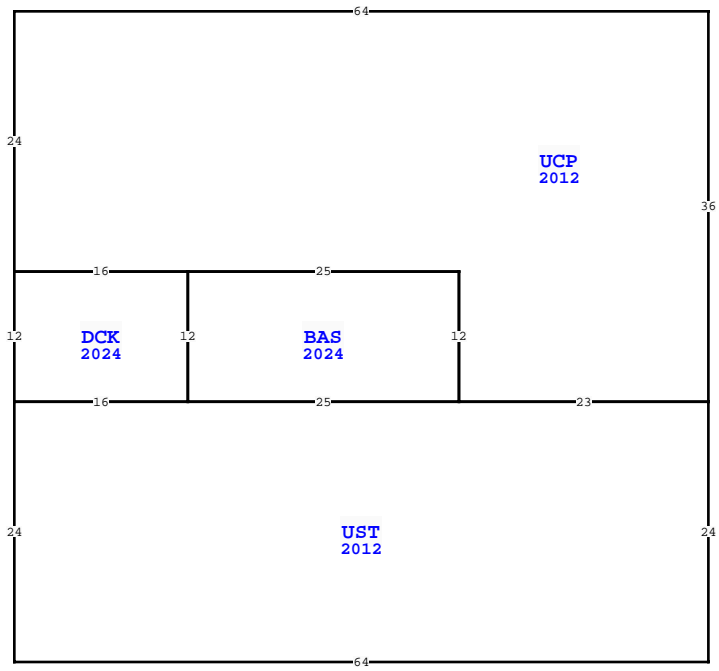
EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0140	FIRE PLACE	0	100	0	1.00	UT	1,900.00	1,900.00	100	2012	2012	3	78	1,482	
2	0950	METAL SHED	0	100	50	750.00	SF	8.00	8.00	100	2013	2013	3	57	3,420	
3	0630	METAL UTL	0	100	50	800.00	SF	8.00	8.00	100	2013	2013	3	57	3,648	
4	0950	METAL SHED	0	100	50	750.00	SF	8.00	8.00	100	2015	2015	3	67	4,020	
5	9100	AIR-PLANE	0	100	91	3,822.00	SF	26.00	26.00	100	2013	2013	3	57	56,642	
6	0950	METAL SHED	0	100	43	1,720.00	SF	8.00	8.00	100	2013	2013	3	57	7,843	
7	0600	GRN HSE FA	0	100	12	120.00	SF	4.00	4.00	100	2013	2013	3	57	274	
8	0250	ASPHALT AV	0	100	0	58,764.00	SF	2.00	2.00	100	2013	2013	3	57	66,991	
9	1450	SOLAR PANE	0	100	0	1.00	UT	0.00	0.00	100	2013	2013	3	57	0	
10	0230	POOL, CONCR	0	100	0	620.00	SF	65.00	65.00	100	2018	2018	3	80	32,240	

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
1	000110	C	SFR RURAL	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,000							
2	005970	A	TIMBER MIX 1	0			0.00	0.00	53.00	AC		1.00	1.00	1.00	325.00	325.00	17,225							
3	005996	A	AG WETLAND	0			0.00	0.00	56.00	AC		1.00	1.00	1.00	100.00	100.00	5,600							



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Foundation	02	CONCR SLAB 100			
Frame	02	WOOD FRAME 100			
Exterior Wall	08	WD ON PLY 80			
Exterior Wall	26	AL SIDING 20			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	13	GALVALUM 100			
Interior Wall	04	PLYWOOD 10			
Interior Floo	03	CONC FINSH 100			
Heating Type	01	NONE 100			
Air Condition	02	WINDOW 100			
Story Height		0 100			
Stories	1.	1. 100			
Units		0 100			
Quality	03	AVERAGE			
DOR CODE	5000	IMPRVD AG RES			
MAP NUM	1	MKT AREA 12			
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	300	100	2024	300	6,408
DCK	192	10	2024	19	406
UCP	1,812	20	2012	362	7,732
UST	1,536	45	2012	691	14,761
TOTALS	3,840			1,372	29,307

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	WKSHP/BARN	100%	- 2013									
				Heated Area: 300				HX Base Yr 2013				



WAKULLA COUNTY PROPERTY				
VALUATION SUMMARY			PAGE 2 of 2	
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			469,070	
TOTAL MARKET OB/XF VALUE			200,808	
TOTAL LAND VALUE - MARKET			560,000	
TOTAL MARKET VALUE			707,703	
SOH/AGL Deduction			294,188	
ASSESSED VALUE			413,515	
TOTAL EXEMPTION VALUE	HX HB		50,000	
BASE TAXABLE VALUE			363,515	
TOTAL JUST VALUE			1,229,878	
NCON VALUE			3,095	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			676,708	
2021 AG RENEWAL CARD RETURNED				
2019 AG RENEWAL REC'D				
5 YR PRCL CH, PU XFOB LN 10-12				
DEL XFOB LN 10				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD	SALE PRICE
0745/0059	2/12/2008	WD Q	V	462,000
GRANTOR: CASSEUS CHARLES				
GRANTEE: PEAVY MAGNUS DELACY				
0600/0727	6/20/2005	WD Q	I	660,000
GRANTOR: MCKAYE				
GRANTEE: CASSEUS				
BUILDING NOTES				
BUILDING DIMENSIONS				
UCP=[YR=2012;ORIG=0,0] W64 S24 E16 E25 S12 E23 N36 \$				
UST=[YR=2012;ORIG=0,36] W23 W25 W16 S24 E64 N24 \$				
BAS=[YR=2024;ORIG=-48,24] S12 E25 N12 W25 \$				
DCK=[YR=2024;ORIG=-48,24] W16 S12 E16 N12 \$				

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
11	0211	CONCRETE W	0	100	0	0			6.00	100	2018	2018	3	80	4,200	
12	0815	SCREEN POO	0	100	45	33			15.00	100	2018	2018	3	90	20,048	
TOTALS													24,248			

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	