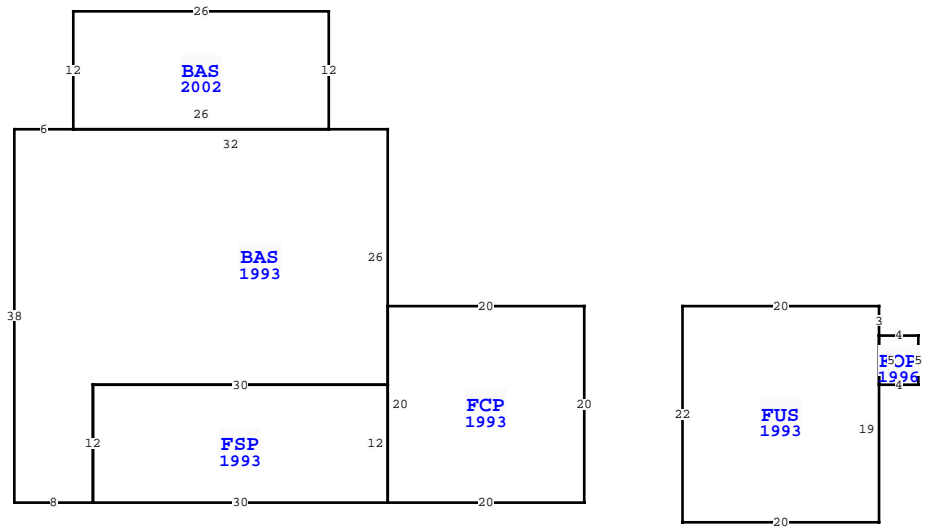


ELEMENT		CD	CONSTRUCTION
Foundation	02	CONCR	SLAB 100
Frame	02	WOOD	FRAME 100
Exterior Wall	12	CEDAR/CYPR	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	13	GALVALUM	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	09	PINE WOOD	30
Heating Type	04	AIR DUCTED	100
Air Condition	03	CENTRAL	100
Bedrooms			3 100
Bathrooms			2.5 100
Story Height			0 100
Stories	1.5		1.5 100
Units			0 100
Quality	08	FAIR	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM	5	MKT AREA	02
NEIGHBORHOOD/LOC	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,084	100	1993
BAS	312	100	2002
FCP	400	25	1993
FOP	20	30	1996
FSP	360	55	1993
FUS	440	100	1993
TOTALS	2,616		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,140	103.1400	97.98	209,677	1978	1978	0	0	45.00	55.00
1 SINGLE FAM 0% - 0 Heated Area: 1836 HX Base Yr											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	115,322		
TOTAL MARKET OB/XF VALUE	12,625		
TOTAL LAND VALUE - MARKET	70,000		
TOTAL MARKET VALUE	197,947		
SOH/AGL Deduction	0		
ASSESSED VALUE	197,947		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	197,947		
TOTAL JUST VALUE	197,947		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	200,487		
2023 TRIM RTND, COA			
COA PER NCOA REPORT			
5 YR PRCL CK, N/C			
5 YR PRCL CH, PU XFOB LN 9-11			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000618	FLOATING DOCK-CO	0	06/14/2018
18000424	CONSTRUCT DOCK-CO	0	04/19/2018
18000071	WINDOW RPL	0	02/21/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1000/0708	4/12/2016	WD U	I	I	12	115,500
GRANTOR: CASTLE 2016 LLC						
GRANTEE: HARRELL EDWARD K &						
0996/0322	3/25/2016	WD U	I	I	12	72,200
GRANTOR: U.S. BANK NATIONAL AS						
GRANTEE: CASTLE 2016 LLC						

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	0150	FIRE PLACE	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	1980	1980	3	20	500	
2	0940	OPEN SHED	0	0	10	8	80.00	SF	4.00	4.00	100	1990	1990	3	20	64	
3	0210	CONCRETE D	0	0	16	20	320.00	SF	6.00	6.00	100	1990	1990	3	20	384	
4	0213	CONCRETE P	0	0	16	15	240.00	SF	6.00	6.00	100	1990	1990	3	100	1,440	
5	0211	CONCRETE W	0	0	11	4	44.00	SF	6.00	6.00	100	1990	1990	3	20	53	
6	0080	4' CHAINLI	0	0	0	0	70.00	LF	13.00	13.00	100	2016	2016	3	72	655	
7	0375	WOOD WALK	0	0	12	4	48.00	SF	15.00	15.00	100	2018	2018	3	80	576	
8	0350	BOATDOCK A	0	0	15	14	210.00	SF	24.00	24.00	100	2018	2018	3	80	4,032	
9	0335	ALUMINUM W	0	0	21	3	63.00	SF	17.00	17.00	100	2018	2018	3	80	857	
10	0371	FLOATING D	0	0	14	16	224.00	SF	20.00	20.00	100	2018	2018	3	80	3,584	

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	000132	C	SFR RIVER	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	70,000.00	70,000.00	70,000							

