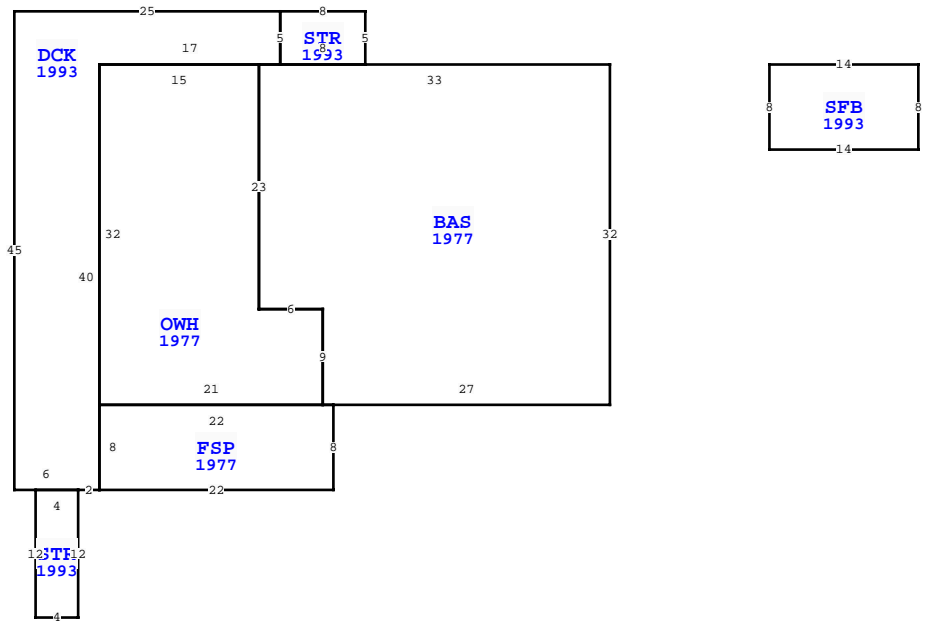




BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Foundation	04	PILE WOOD 100			
Frame	02	WOOD FRAME 100			
Exterior Wall	08	WD ON PLY 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	06	CUST PANEL 100			
Interior Floor	12	HARDWOOD 100			
Heating Type	13	HEAT PUMP 100			
Air Condition	13	HEAT PUMP 100			
Bedrooms		3 100			
Bathrooms		2.5 100			
Story Height		0 100			
Stories	1.	1. 100			
Units		0 100			
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	5	MKT AREA 01			
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,002	100	1977	1,002	67,337
DCK	445	10	1993	44	2,957
FSP	176	55	1977	97	6,519
OWH	534	100	1977	534	35,886
SFB	112	80	1993	90	6,049
STR	40	10	1993	4	269
STR	48	10	1993	5	336
TOTALS	2,357			1,776	119,352

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,776	131.0000	124.45	221,023	1977	1977	0	0	46.00	54.00
1 SINGLE FAM 0% - 0 Heated Area: 1626 HX Base Yr											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		119,352	
TOTAL MARKET OB/XF VALUE		6,924	
TOTAL LAND VALUE - MARKET		225,000	
TOTAL MARKET VALUE		351,276	
SOH/AGL Deduction		129,511	
ASSESSED VALUE		221,765	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		221,765	
TOTAL JUST VALUE		351,276	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		201,605	
5 YR PRCL CHK N/C			
5 YR PRCL CH, CORR INT			
LN 2, PU XFOB LN 4-9, CHG LAND CODE			
CODE & YR XFOB LN 1, PU CORR DIMENS & SF XFOB			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0935/0164	2/14/2014	WD Q	Q	I	05	267,000
GRANTOR: TAFF BETH AS TRUSTEE						
GRANTEE: MCMULLEN BERNARD J						
0781/0563	12/11/2008	QC Q	Q	V	01	100
GRANTOR: TAFF BETH						
GRANTEE: TAFF BETH AS TRUSTE						

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	0	0	0	1.00	UT 1,900.00	1,900.00	100	1980	1980	3	20	380
2	0060	DECK WOOD	0	0	32	16	512.00	SF 5.00	5.00	100	1988	1988	3	20	512
3	0007	ELECTRIC L	0	0	0	0	1.00	UT 7,500.00	7,500.00	100	1993	1993	3	20	1,500
4	0007	ELECTRIC L	0	0	0	0	1.00	UT 7,500.00	7,500.00	100	2007	2007	3	30	2,250
5	0350	BOATDOCK A	0	0	18	7	126.00	SF 24.00	24.00	100	1988	1988	3	20	605
6	0350	BOATDOCK A	0	0	18	7	126.00	SF 24.00	24.00	100	1990	1990	3	20	605
7	0360	BOATDOCK F	0	0	6	4	24.00	SF 15.00	15.00	100	2007	2007	3	30	108
8	0840	SEAWALL RI	0	0	0	0	123.00	LF 38.00	38.00	100	1993	1993	3	20	935
9	0211	CONCRETE W	0	0	4	4	16.00	SF 6.00	6.00	100	2007	2007	3	30	29

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	DPHT 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			317.00	0.00	3.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	225,000							

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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			317.00	0.00	3.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	225,000							