

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	03	CONCR STEM 100
Frame	02	WOOD FRAME 100
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	GALVALUM 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2.5 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	0%	- 0		278,499	1976	2000		0	23.00	77.00	Heated Area: 2100 HX Base Yr	

BLD DATE	05/28/2019	MMJT	LGL DATE	
XF DATE	05/28/2019	MMJT	LAND DATE	05/28/2019
INC DATE			AG DATE	

Quality	03	AVERAGE			
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,100	100	1976	2,100	174,345
DCK	512	10	2002	51	4,234
FCP	420	25	1993	105	8,717
FOP	28	30	1993	8	665
FSP	580	55	1993	319	26,484
TOTALS	3,640			2,583	214,444

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	2.00	UT	2,500.00	2,500.00	100	1993	1993	3	50	2,500	
2	0350	BOATDOCK A	0	0	14	74	1,036.00	SF	26.40	26.40	100	1993	1993	GD	20	5,470	
3	0211	CONCRETE W	0	0	78	4	312.00	SF	6.00	6.00	100	1999	1999	3	20	374	
4	0055	PORTABLE C	0	0	39	20	780.00	SF	3.00	3.00	100	2002	2002	3	20	468	
5	0210	CONCRETE D	0	0	248	14	3,472.00	SF	6.00	6.00	100	2002	2002	3	20	4,166	
6	0211	CONCRETE W	0	0	48	4	192.00	SF	6.00	6.00	100	2010	2010	3	43	495	
7	0371	FLOATING D	0	0	12	8	96.00	SF	20.00	20.00	100	2007	2007	3	30	576	
8	0007	ELECTRIC L	0	0	0	0	1.00	UT	7,500.00	7,500.00	100	2015	2015	3	67	5,025	
9	0330	BOAT SHED	0	0	16	12	192.00	SF	15.00	15.00	100	2015	2015	3	67	1,930	
10	0371	FLOATING D	0	0	12	10	120.00	SF	20.00	20.00	100	2007	2007	3	30	720	

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	75,000.00	75,000.00	75,000							

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 3			Tax Dist:
BUILDING MARKET VALUE			295,573
TOTAL MARKET OB/XF VALUE			22,722
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			393,295
SOH/AGL Deduction			0
ASSESSED VALUE			393,295
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			393,295
TOTAL JUST VALUE			393,295
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			396,607
2022 VALUES PORT TO LEON - SUMMERS			
INT, FLOR BLDG 2.			
5 YR PRCL CK, CHG INT, FLOR BLDG 1. CHG EXW			
BUS ADDR. HX OK. MLD RNWL CARD			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
15000798	BLDG-CC	0	09/03/2015
2006335	RE-ROOF	0	02/21/2006

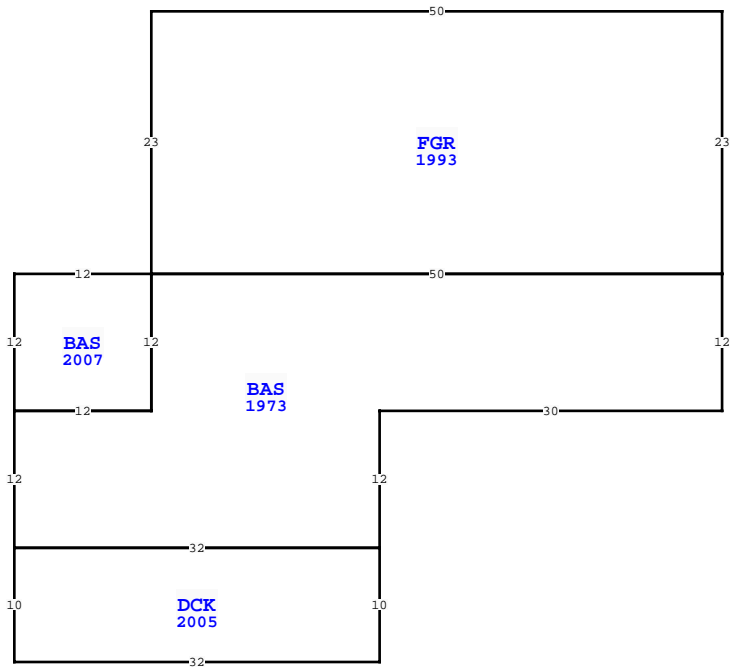
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1369/0132	6/26/2024	WD	U	I	12	463,500
GRANTOR: HARBORVIEW MORTGAGE L						
GRANTEE: FITCH CHARLES						
1355/0397	4/11/2024	CT	U	I	19	20,100
GRANTOR: WAKULLA COUNTY CLERK						
GRANTEE: HARBORVIEW MORTGAGE						

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1976] W5 N10 W12 S10 W10 L2 U7 W24 S28									
FSP=[YR=1993] N28 E24 U10 L8 W26 DCK=[YR=2002] W16 S32 E16									
N32 S38 FCP=[YR=1993] S30 E14 N30 W14 S E10 S E4 S30 E24 N14									
W4 N7 E4 FOP=[YR=1993] W4 S7 E4 N7 S N9 E25 N21 S.									

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	01	WOOD FRAME	100
Frame	02	WOOD FRAME	100
Exterior Wall	27	PREFIN MTL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	13	GALVALUM	100
Interior Wall	05	DRYWALL	80
Interior Wall	04	PLYWOOD	20
Interior Floo	12	HARDWOOD	50
Interior Floo	14	CARPET	50
Heating Type	04	AIR DUCTED	100
Air Condition	03	CENTRAL	100
Bedrooms		2	100
Bathrooms		1	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	02
NEIGHBORHOOD/LOC	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	984	100	1973
BAS	144	100	2007
DCK	320	10	2005
FGR	1,150	50	1993
TOTALS	2,598		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,735	112.5000	106.88	185,437	1973	1978		0	0	56.25	43.75
2 SINGLE FAM			0% - 0	Heated Area: 1128			HX Base Yr					



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 2
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		295,573	
TOTAL MARKET OB/XF VALUE		22,722	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		393,295	
SOH/AGL Deduction		0	
ASSESSED VALUE		393,295	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		393,295	
TOTAL JUST VALUE		393,295	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		396,607	
2018 QUESTIONNAIRE RCVD COMPLETE-MLG ADDR IS			
MLD 2018 QUESTIONNAIRE			
ADD CHG			
QUESTIONNAIRE RTND COMPLETE- HX OK. MLD RNWL			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1369/0132	6/26/2024	WD	U	I	12	463,500
GRANTOR: HARBORVIEW MORTGAGE L						
GRANTEE: FITCH CHARLES						
1355/0397	4/11/2024	CT	U	I	19	20,100
GRANTOR: WAKULLA COUNTY CLERK						
GRANTEE: HARBORVIEW MORTGAGE						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
11	0335	ALUMINUM W	0	0	8	3	24.00	SF	17.00	17.00	100	2014
12	0335	ALUMINUM W	0	0	8	3	24.00	SF	17.00	17.00	100	2014
13	0211	CONCRETE W	0	0	0	0	144.00	SF	6.00	6.00	100	2013
TOTALS												

BUILDING NOTES			
BLD DATE	05/28/2019	MMJT	LGL DATE
XF DATE	05/28/2019	MMJT	LAND DATE
INC DATE			AG DATE
		05/28/2019	MMJT

BUILDING DIMENSIONS			
FGR=[YR=1993]	W50	S23	E50
BAS=[YR=2007]	E12	N12	W12
S12\$ S12 DCK=[YR=2005] S10 E32 N10 W32\$ E32 N12 E30 N12\$ N23\$ .			

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
TOTAL OB/XF 998																									