

BREAKAWAY ACRES LOT 4  
 OR 97 P 850 OR 105 P 823  
 OR 169 P 761 OR 413 P 143

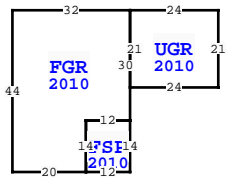
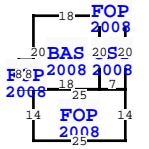
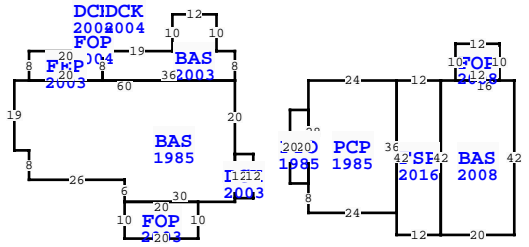
WALDRUP PAMALA L/WALDRUP JAMES G III  
 2423 WINTHROP ROAD  
 TALLAHASSEE, FL 32308-0524

**2024**

34-5S-03W-150-01263-004

| ELEMENT          |                  | CD            | CONSTRUCTION |              |                      |
|------------------|------------------|---------------|--------------|--------------|----------------------|
| Foundation       | 04               | PILE          | WOOD         | 100          |                      |
| Frame            | 02               | WOOD          | FRAME        | 100          |                      |
| Exterior Wall    | 10               | ABOVE         | AVG.         | 100          |                      |
| Roof Structur    | 03               | GABLE         | HIP          | 100          |                      |
| Roof Cover       | 03               | COMP          | SHNGL        | 100          |                      |
| Interior Wall    | 05               | DRYWALL       | 60           |              |                      |
| Interior Wall    | 06               | CUST          | PANEL        | 40           |                      |
| Interior Floor   | 11               | CLAY          | TILE         | 50           |                      |
| Interior Floor   | 12               | HARDWOOD      | 50           |              |                      |
| Heating Type     | 04               | AIR           | DUCTED       | 100          |                      |
| Air Condition    | 03               | CENTRAL       | 100          |              |                      |
| Bedrooms         | 3 100            |               |              |              |                      |
| Bathrooms        | 2 100            |               |              |              |                      |
| 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         | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS              | 1,768            | 100           | 1985         | 1,768        | 195,515              |
| BAS              | 408              | 100           | 2003         | 408          | 45,119               |
| BAS              | 360              | 100           | 2008         | 360          | 39,811               |
| BAS              | 840              | 100           | 2008         | 840          | 92,892               |
| DCK              | 60               | 10            | 2003         | 6            | 664                  |
| DCK              | 16               | 10            | 2004         | 2            | 221                  |
| DCK              | 20               | 10            | 2004         | 2            | 221                  |
| FEP              | 160              | 80            | 2003         | 128          | 14,155               |
| FGR              | 1,240            | 50            | 2010         | 620          | 68,563               |
| FOP              | 200              | 30            | 2003         | 60           | 6,635                |
| TOTALS           | 7,891            |               |              | 5,082        | 561,997              |

| 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         |                | Heated Area: 3504 |     | HX Base Yr |      |      |      |        |  |



\*\* This building has 21 Sub-Areas

|          |            |      |           |            |
|----------|------------|------|-----------|------------|
| BLD DATE | 10/16/2017 | MMSR | LGL DATE  |            |
| XF DATE  | 10/16/2017 | MMSR | LAND DATE | 10/16/2017 |
| INC DATE |            |      | AG DATE   |            |

| 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              | 0840       | SEAWALL RI  | 0   | 0   | 0   | 0  | 81.00    | LF | 38.00    | 38.00          | 100       | 1985    | 1985        | 3 | 20     | 616             |       |
| 2              | 0130       | FIRE PLACE  | 0   | 0   | 0   | 0  | 1.00     | UT | 1,300.00 | 1,300.00       | 100       | 1993    | 1993        | 3 | 50     | 650             |       |
| 3              | 0375       | WOOD WALK   | 0   | 0   | 116 | 4  | 464.00   | SF | 15.00    | 15.00          | 100       | 1985    | 1985        | 3 | 20     | 1,392           |       |
| 4              | 0210       | CONCRETE D  | 0   | 0   | 0   | 0  | 1,284.00 | SF | 6.00     | 6.00           | 100       | 1993    | 1993        | 3 | 20     | 1,541           |       |
| 5              | 0210       | CONCRETE D  | 0   | 0   | 24  | 22 | 528.00   | SF | 6.00     | 6.00           | 100       | 2009    | 2009        | 3 | 39     | 1,236           |       |
| 6              | 0211       | CONCRETE W  | 0   | 0   | 12  | 3  | 36.00    | SF | 6.00     | 6.00           | 100       | 2009    | 2009        | 3 | 39     | 84              |       |
| 7              | 0213       | CONCRETE P  | 0   | 0   | 12  | 7  | 84.00    | SF | 6.00     | 6.00           | 100       | 2009    | 2009        | 3 | 100    | 504             |       |
| 8              | 0620       | WOOD UTL B  | 0   | 0   | 10  | 8  | 80.00    | SF | 6.00     | 6.00           | 100       | 2010    | 2010        | 3 | 43     | 206             |       |
| 9              | 0940       | OPEN SHED   | 0   | 0   | 10  | 9  | 90.00    | SF | 4.00     | 4.00           | 100       | 2010    | 2010        | 3 | 43     | 155             |       |
| 10             | 0770       | PUMP HOUSE  | 0   | 0   | 6   | 6  | 36.00    | SF | 5.00     | 5.00           | 100       | 2007    | 2007        | 3 | 40     | 72              |       |

| 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 | DPTH 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        | UT        | 1.00      | 1.00   | 1.00        | 95,000.00  | 95,000.00      | 95,000     |                             |      |         |      |     |    |        |

| WAKULLA COUNTY PROPERTY                      |                   |           |             |
|--|-------------------|-----------|-------------|
| VALUATION SUMMARY                            |                   |           | PAGE 1 of 2 |
| VALUATION BY                                 |                   | STANDARD  |             |
| Tax Group: 3                                 |                   | Tax Dist: |             |
| BUILDING MARKET VALUE                        |                   | 561,997   |             |
| TOTAL MARKET OB/XF VALUE                     |                   | 17,157    |             |
| TOTAL LAND VALUE - MARKET                    |                   | 95,000    |             |
| TOTAL MARKET VALUE                           |                   | 674,154   |             |
| SOH/AGL Deduction                            |                   | 0         |             |
| ASSESSED VALUE                               |                   | 674,154   |             |
| TOTAL EXEMPTION VALUE                        |                   | 0         |             |
| BASE TAXABLE VALUE                           |                   | 674,154   |             |
| TOTAL JUST VALUE                             |                   | 674,154   |             |
| NCON VALUE                                   |                   | 0         |             |
| INCOME VALUE                                 |                   | 0         |             |
| PREVIOUS YEAR MKT VALUE                      |                   | 680,934   |             |
| 5YR CK MM PU XFOB 0060X2 0955 DEMO XFOM 0210 |                   |           |             |
| COA PER NCOA REPORT                          |                   |           |             |
| COA PER USPS                                 |                   |           |             |
| PU XFOB LN 13-16, DEL XFOB LN 17-18          |                   |           |             |
| PERMIT NUM                                   | DESCRIPTION       | AMT       | ISSUED      |
| OBN22-00008                                  | INSTALL GENERATOR |           | 01/09/2023  |
| 32066  | ELEC UPGRD        | 0         | 07/07/2004  |
| 30034  | ADDITION-CO       | 0         | 04/04/2003  |
| 29373  | ELEC              | 0         | 08/22/2002  |

| SALES DATA                     |           |           |       |       |        |            |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 0945/0482                      | 6/27/2014 | WD        | Q     | I     | 01     | 439,000    |
| GRANTOR: OLIVER WILLIAM L & ME |           |           |       |       |        |            |
| GRANTEE: WALDRUP PAMALA L &    |           |           |       |       |        |            |
| 0413/0143                      | 7/09/2001 | WD        | Q     | I     |        | 172,500    |
| GRANTOR: CHASON TERRY L & DIAN |           |           |       |       |        |            |
| GRANTEE: OLIVER WILLIAM L &    |           |           |       |       |        |            |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS   |  |  |  |  |  |  |  |  |  |  |  |  |
|---|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2003] W5 N10 W12 S10 W19 FOP=[YR=2004] N5 W5 PTR=N4<br>DCK=[YR=2004] E5 N4 PTR=E4 DCK=[YR=2004] S4 E4 N4 W4\$ W4\$ W5<br>S4\$ S4\$ S5 E5\$ FEP=[YR=2003] W20 S8 E20 N8\$ S8 E36 PTR=E20<br>PCP=[YR=1985] S28 PTO=[YR=1985] N20 W5 S20 E5\$ S8 E24 N36<br>FSP=[YR=2016] S42 E12 N42 BAS=[YR=2008] S42 E20 N42 W16<br>FOP=[YR=2008] E12 N10 W12 S10\$ W4\$ W12\$ W24\$ W20 \$<br>BAS=[YR=1985] W60 S19 E4 S8 E26 S6 FOP=[YR=2003] S10 E20 N10<br>W20\$ E30 PTR=S25 E20 BAS=[YR=2008] S20 FOP=[YR=2008] N8 W4 S8<br>E4\$ E18 N20 UST=[YR=2008] S20 E7 FOP=[YR=2008] W25 S14<br>PTR=S20 FGR=[YR=2010] S44 E20 N14 E12 FSP=[YR=2010] W12 S14<br>E12 N14\$ N30 UGR=[YR=2010] S21 E24 N21 W24\$ W32\$ N20\$ E25<br>N14\$ N20 W6 FOP=[YR=2008] E4 N3 W4 S3\$ W1\$ W18\$ W20 N25\$ N13 |  |  |  |  |  |  |  |  |  |  |  |  |

