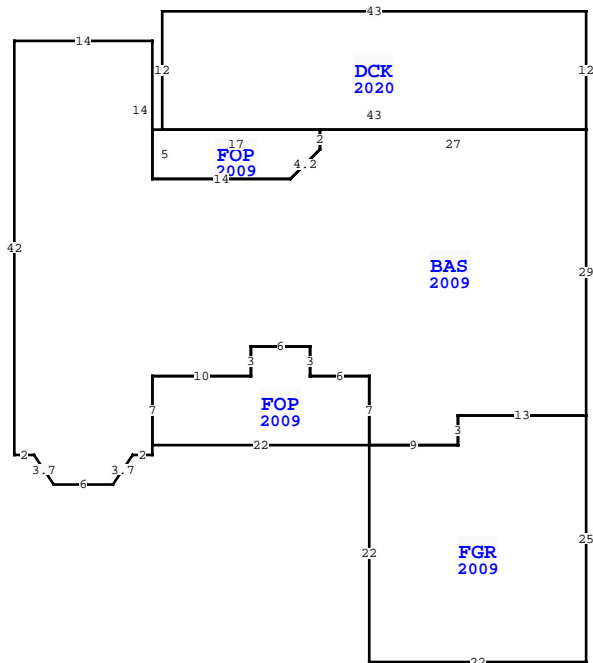




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	03	CONCR STEM 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,119	115.2000	109.44	231,903	2009	2009	0	0	14.00	86.00	
1 SINGLE FAM 100% - 2011 Heated Area: 1729 HX Base Yr 2011												



Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	1	MKT AREA 07			
NEIGHBORHOOD/LOC	263.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,729	100	2009	1,729	162,731
DCK	516	10	2020	52	4,894
FGR	523	50	2009	262	24,659
FOP	81	30	2009	24	2,259
FOP	172	30	2009	52	4,894
TOTALS	3,021			2,119	199,437

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE			199,437
TOTAL MARKET OB/XF VALUE			5,980
TOTAL LAND VALUE - MARKET			14,000
TOTAL MARKET VALUE			219,417
SOH/AGL Deduction			62,962
ASSESSED VALUE			156,455
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			106,455
TOTAL JUST VALUE			219,417
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			222,271
JS 5 YR CK, PU NEW TRV, PU XFOBS.			
ADD HX FOR 2011			
5 YR PRCL CH, PU NEW SFD, PU XFOB LN 1			
CHGD MAILING ADDRESS PER PO			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081019	INSTALL GAS-CO	0	12/10/2008
2008919	SFD-CO	0	10/29/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0755/0850	5/22/2008	WD	Q	V		31,000
GRANTOR: RUDD CLARKE B & JOVER						
GRANTEE: PFEIFER CRAIG & STA						
0366/0280	10/29/1999	WD	Q	V		23,500
GRANTOR: RUDD CLARKE B & IRIS						
GRANTEE:						

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	0210	CONCRETE D	0	100 74	10			6.00	100	2009	2009	3	39	1,732	
2	0955	PRIVACY FE	0	100 0	0	LF	15.00	15.00	100	2010	2010	3	60	252	
3	0060	DECK WOOD	0	100 16	10	SF	5.00	5.00	100	2020	2020	3	97	776	
4	0209	CONCRETE P	0	100 0	0	SF	8.00	8.00	100	2009	2009	3	39	3,220	

BUILDING NOTES			
54 WATER OAK WAY, ST MARKS			

BUILDING DIMENSIONS			
DCK=[YR=2020] W43 S12 E43 BAS=[YR=2009] W27 FOP=[YR=2009] W17 S5 E14 U3 R3 N2 S2 L3 D3 W14 N14W14 S42 E2 D3 R2 E6 U3 R2 E2 N1 FOP=[YR=2009] E22 N7 W6 N3 W6 S3 W10 S7 N7 E10 N3 E6 S3 E6 S7 FGR=[YR=2009] S22 E22 N25 W13 S3 W9 S E9 N3 E13 N29 S N12 S.			

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	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	14,000.00	14,000.00	14,000							