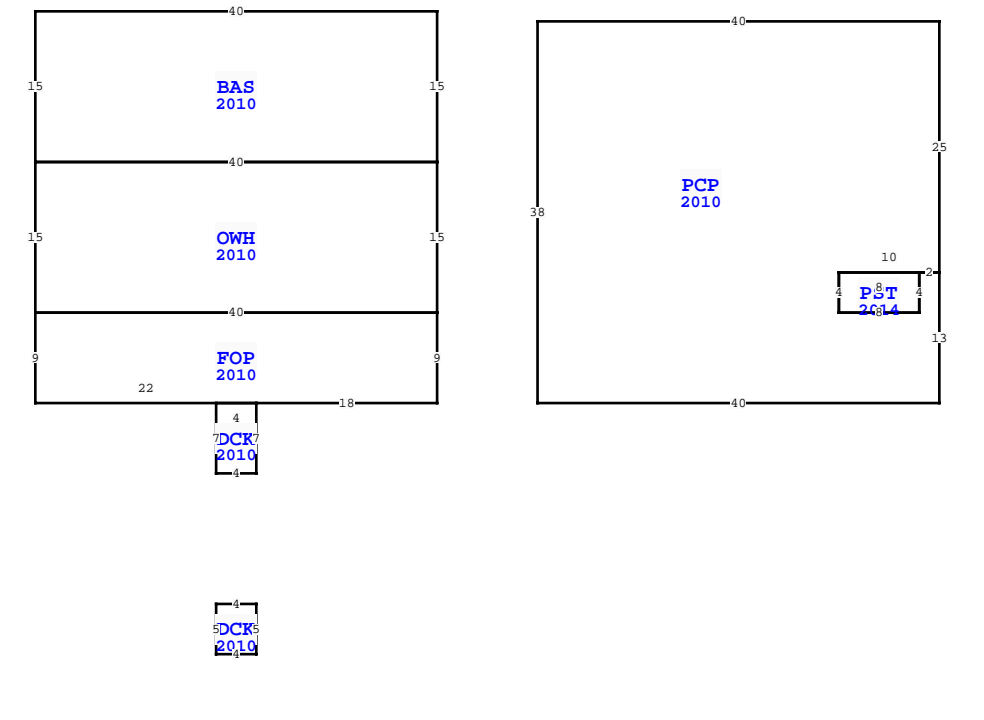


ELEMENT	CD	CONSTRUCTION
Foundation	04	PILE WOOD 100
Frame	02	WOOD FRAME 100
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floor	09	PINE WOOD 70
Interior Floor	14	CARPET 30
Ceiling	04	Cathedral/Vault 50
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.1	1.100
Fireplace	01	FIREPLACE 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	1,467	125.1000	118.84	174,338	2010	2015	0	0	0	8.00	92.00		



Quality	DOR CODE	MAP NUM	NEIGHBORHOOD/LOC
03 AVERAGE	0100 SINGLE FAMILY	4 MKT AREA 04	000 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	2010	600	65,600
DCK	20	10	2010	2	219
DCK	28	10	2010	3	328
FOP	360	30	2010	108	11,808
OWH	600	100	2010	600	65,600
PCP	1,488	10	2010	149	16,290
PST	32	15	2014	5	546
TOTALS	3,128			1,467	160,391

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
2	0375	WOOD WALK	0	0	128	3			15.00	100	2013	2013	3	57	3,283	
3	0375	WOOD WALK	0	0	48	3			15.00	100	2019	2019	3	85	1,836	
4	0360	BOATDOCK F	0	0	8	8			15.00	100	2019	2019	3	85	816	

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	000100	C	SFR	0			0.00	0.00	3.50	AC		1.00	1.00	1.00	35,000.00	35,000.00	122,500							
2	009530	C	POND	0			0.00	0.00	1.50	AC		1.00	1.00	1.00	100.00	100.00	150							

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	160,391		
TOTAL MARKET OB/XF VALUE	5,935		
TOTAL LAND VALUE - MARKET	122,650		
TOTAL MARKET VALUE	288,976		
SOH/AGL Deduction	0		
ASSESSED VALUE	288,976		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	288,976		
TOTAL JUST VALUE	288,976		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	244,492		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V	RSN CD	SALE PRICE	
1326/0592	8/23/2023	WD Q	I	01	375,000	

BUILDING NOTES						
GRANTOR: WINSTEAD BRANDON & MA						
GRANTEE: MAY GREGORY A & AME						
1211/0710	5/28/2021	PR U	I	18	300,000	
GRANTOR: RAINEY RUSSELL B & WI						
GRANTEE: WINSTEAD BRANDON &						

BUILDING DIMENSIONS													
BAS=[YR=2010] W40 S15 E40 OWH=[YR=2010] W40 S15 E40													
FOP=[YR=2010] W40 S9 E22 DCK=[YR=2010] W4 S7 E4 PTR=S13													
DCK=[YR=2010] W4 S5 E4 N5\$ N13\$ N7\$ E18 PTR=E10 PCP=[YR=2010] E40 N13 W2 PST=[YR=2014] W8 S4 E8 N4\$ S4 W8 N4 E10 N25 W40													
S38\$ W10\$ N9\$ N15\$ N15\$.													