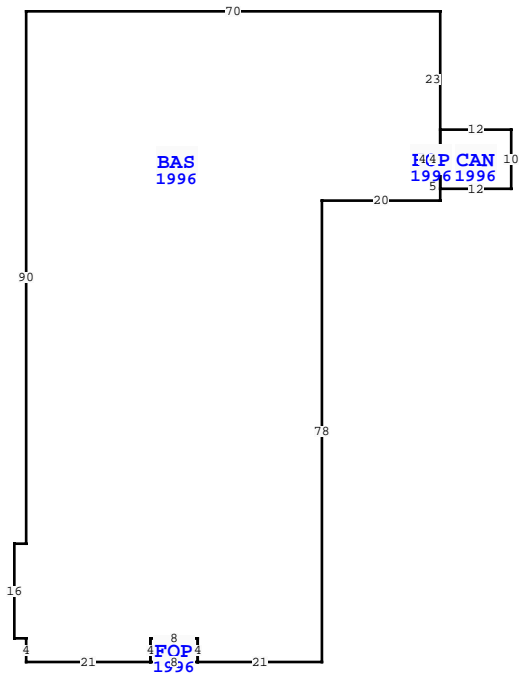




ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
19	COMMON BRK 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 80				
06	CUST PANEL 20				
14	CARPET 70				
03	CONC FINSH 30				
01	FIN.SUSPD 100				
09	ENG F AIR 100				
07	ENG PACKAGE 100				
16	16 100				
0	0 100				
23	23 100				
1.1	1.1 100				
00	N/A 100				
0	0 100				
03	AVERAGE				
1200	MIX/STOR/OFFIC/RESID				
3	MKT AREA	10			
000	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,128	100	1996	6,128	484,081
CAN	120	30	1996	36	2,844
FOP	12	30	1996	4	316
FOP	32	30	1996	10	790
TOTALS	6,292			6,178	488,031

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MIX USE	0% - 0			659,502	1996	2005	0	0	26.00	74.00	Heated Area: 6128 HX Base Yr	



WAKULLA COUNTY PROPERTY				
VALUATION SUMMARY			PAGE 1 of 1	
VALUATION BY		STANDARD		
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			488,031	
TOTAL MARKET OB/XF VALUE			9,906	
TOTAL LAND VALUE - MARKET			375,000	
TOTAL MARKET VALUE			872,937	
SOH/AGL Deduction			306,265	
ASSESSED VALUE			566,672	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			566,672	
TOTAL JUST VALUE			872,937	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			768,101	
FR INSPECTED 01/29/2024 W/PERMIT CHECK				
FR DEMO DCK & UOP EVERYTHING ELSE WAS CHGED 1/29/2022 IN THE OLD SYSTEM THE EYB WAS 2012, IN 2023 I MM 5 YR CK, CHG A/C & DEL XFOB				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
OBN23-00045	INTERIOR RENOVATI		10/17/2023	
20000037	SIGN REPL-CO	0	01/17/2020	
19001472	GAS-CO	0	11/08/2019	
19001183	REMODEL-CO	0	09/18/2019	
19001082	INTERIOR DEMO-CO	0	07/24/2019	
19000236	REROOF-CO	0	04/24/2019	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD	SALE PRICE
1115/0056	6/25/2019	WD Q	I 01	520,000
GRANTOR: NALANI LLC				
GRANTEE: PURPLE PROPERTIES L				
1014/0793	10/17/2016	WD U	I 12	893,600
GRANTOR: U.S. BANK N.A. AS TRU				
GRANTEE: NALANI LLC				
BUILDING NOTES				
BUILDING DIMENSIONS				
BAS=[YR=1996;ORIG=0,0] W70 S90 W2 S16 E2 S4 E21 N4 E8 S4 E21 N78 E20 N5 W3 N4 E3 N23 \$				
CAN=[YR=1996;ORIG=0,23] S7 E12 N10 W12 S3 \$				
FOP=[YR=1996;ORIG=-41,110] N4 W8 S4 E8 \$				
FOP=[YR=1996;ORIG=0,23] W3 S4 E3 N4 \$				

EXTRA FEATURES																
L	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	0211	CONCRETE W	0	0	322	4			6.00	100	1996	1996	3	20	1,546	
2	0250	ASPHALT AV	0	0	0	0			2.00	100	1996	1996	3	20	8,360	

LAND DESCRIPTION														TOTAL OB/XF											
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001201	C	MIXED USE	0			C2	150.00	291.00	150.00	FF		1.00	1.00	1.00	2,500.00	2,500.00	375,000							