

ELEMENT		BUILDING CHARACTERISTICS	
ELEMENT	CD	CONSTRUCTION	
Foundation	02	CONCR SLAB 100	
Frame	02	WOOD FRAME 100	
Exterior Wall	19	COMMON BRK 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 80	
Interior Wall	06	CUST PANEL 20	
Interior Floo	14	CARPET 70	
Interior Floo	03	CONC FINSH 30	
Ceiling	01	FIN.SUSPD 100	
Heating Type	09	ENG F AIR 100	
Air Condition	07	ENG PACKGE 100	
Fixtures		16 100	
Story Height		0 100	
RMS		23 100	
Stories	1.	1. 100	
Class	00	N/A 100	
Units		0 100	
Quality	03	AVERAGE	
DOR CODE	1200MIX/STOR/OFFIC/RESID		
MAP NUM	3	MKT AREA	10
NEIGHBORHOOD/LOC	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	6,128	100	1996
CAN	120	30	1996
FOP	12	30	1996
FOP	32	30	1996
TOTALS	6,292		

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
1115/0056	6/25/2019	WD Q	I 01
GRANTOR: NALANI LLC			
GRANTEE: PURPLE PROPERTIES L			
1014/0793	10/17/2016	WD U	I 12
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	DPHT 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							