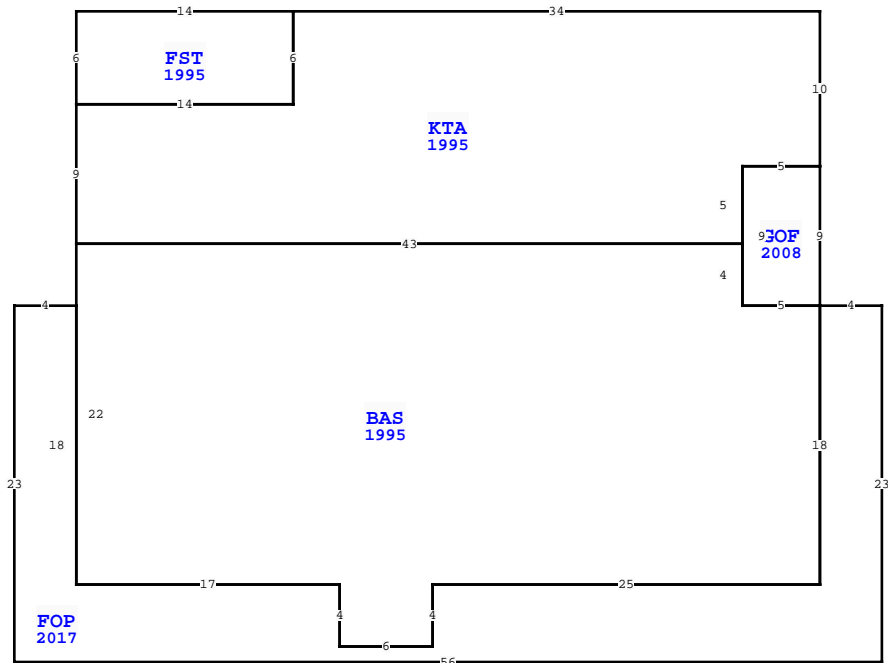




ELEMENT		CD	CONSTRUCTION		
Foundation	02		CONCR	SLAB 100	
Frame	03		MASONRY	100	
Exterior Wall	19		COMMON BRK	80	
Exterior Wall	16		WD FR STUC	20	
Roof Structur	01		FLAT	100	
Roof Cover	04		BUILT-UP	100	
Interior Wall	05		DRYWALL	100	
Interior Floor	11		CLAY TILE	50	
Interior Floor	14		CARPET	50	
Ceiling	01		FIN.SUSPD	100	
Heating Type	09		ENG F AIR	100	
Air Condition	06		ENG CENTRL	100	
Fixtures			9 100		
Story Height			0 100		
RMS			4 100		
Stories	1.		1. 100		
Class	00		N/A 100		
Units			0 100		
Quality	03		AVERAGE		
DOR CODE	2100		RESTAURANTS/CAFE		
MAP NUM	3		MKT AREA	10	
NEIGHBORHOOD/LOC	000		1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,060	100	1995	1,060	85,735
FOP	400	30	2017	120	9,706
FST	84	45	1995	38	3,073
GOF	45	115	2008	52	4,206
KTA	611	120	1995	733	59,287
TOTALS	2,200			2,003	162,007

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	RESTAURANT	0%	- 0		Heated Area: 1716					HX Base Yr	



WAKULLA COUNTY PROPERTY				
VALUATION SUMMARY			PAGE 1 of 1	
VALUATION BY		STANDARD		
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	162,007			
TOTAL MARKET OB/XF VALUE	8,425			
TOTAL LAND VALUE - MARKET	222,500			
TOTAL MARKET VALUE	392,932			
SOH/AGL Deduction	149,493			
ASSESSED VALUE	243,439			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	243,439			
TOTAL JUST VALUE	392,932			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	397,317			
Permit was for damage from a car				
5 YR PRCL CH, N/C				
FLOOR				
5 YR PRCL CH, PU AWNING IN TRAV, CORR FIXT &				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
B23-001241	EXTERIOR REPAIR-C		12/07/2023	
OB22-000522	HVAC CHANGE OUT-C		08/10/2022	
20000392	MECH	0	05/06/2020	
17001252	AWNING-CO	0	09/27/2017	
17000024	HVAC C/O-CO	0	08/09/2017	
17000916	INTERIOR REMODEL-	0	07/12/2017	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD	SALE PRICE
1104/0045	3/15/2019	WD Q	I 01	299,000
GRANTOR: NALANI LL				
GRANTEE: BREAKFAST STATION 1				
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				
KTA=[YR=1995] W34 S6 W14 FST=[YR=1995] E14 N6 W14 S6\$ S9 E43 N5 E5 GOF=[YR=2008] W5 S9 E5 BAS=[YR=1995] W5 N4 W43 S22 E17 S4 E6 N4 E25 N18\$ FOP=[YR=2017] S18 W25 S4 W6 N4 W17 N18 W4 S23 E56 N23 W4\$ N9\$ N10 \$.				

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	0250	ASPHALT AV	0	0	0	14,394.00	SF	2.00	2.00	100	1995	1995	3	20	5,758	
2	1000	COOLER	0	0	0	2.00	UT	2,500.00	2,500.00	100	1995	1995	3	20	1,000	
3	0211	CONCRETE W	0	0	139	4	SF	6.00	6.00	100	1995	1995	3	20	667	
4	0920	LIGHT POST	0	0	0	2.00	UT	2,500.00	2,500.00	100	1995	1995	3	20	1,000	
TOTALS																

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	002100	C	RESTAURANT	0			0.00	0.00	89.00	FF		1.00	1.00	1.00	2,500.00	2,500.00	222,500							