



ELEMENT		BUILDING CHARACTERISTICS	
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
BAS	1,060	100	1995
FOP	400	30	2017
FST	84	45	1995
GOF	45	115	2008
KTA	611	120	1995
TOTALS	2,200		

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											
BLD DATE	03/02/2022	JSJS	LGL DATE								
XF DATE	03/02/2022	JSJS	LAND DATE	12/18/2017	MMSR						
INC DATE			AG DATE								

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
1104/0045	3/15/2019	WD Q	I 01
GRANTOR: NALANI LL		SALE PRICE	
GRANTEE: BREAKFAST STATION 1		299,000	
1014/0793	10/17/2016	WD U	I 12
GRANTOR: U.S. BANK N.A. AS TRU		893,600	
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
1	0250	ASPHALT AV	0	0	0	14,394.00	SF	2.00	2.00	100	1995	1995	3	20
2	1000	COOLER	0	0	0	2.00	UT	2,500.00	2,500.00	100	1995	1995	3	20
3	0211	CONCRETE W	0	0	139	4	SF	6.00	6.00	100	1995	1995	3	20
4	0920	LIGHT POST	0	0	0	2.00	UT	2,500.00	2,500.00	100	1995	1995	3	20
TOTALS														
TOTAL OB/XF 8,425														

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
1	002100	C	RESTAURANT	0			0.00	0.00	89.00	FF		1.00	1.00	1.00