



ELEMENT		CD	CONSTRUCTION		
Foundation	02		CONCR	SLAB 100	
Frame	05		STEEL	100	
Exterior Wall	25		MOD METAL	70	
Exterior Wall	15		CONC BLOCK	30	
Roof Structur	04		WOOD TRUSS	100	
Roof Cover	12		MODULAR MT	100	
Interior Wall	05		DRYWALL	100	
Interior Floo	05		ASPH TILE	100	
Heating Type	09		ENG F AIR	100	
Air Condition	06		ENG CENTRL	100	
Fixtures			8	100	
Story Height			0	100	
RMS			3	100	
Stories	1.		1.	100	
Class	00		N/A	100	
Units			0	100	
Quality	03		AVERAGE		
DOR CODE	1100		STORES, 1	STORY	
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	7,848	100	1998	7,848	247,622
FOP	152	30	1998	46	1,451
TOTALS	8,000			7,894	249,074

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SERV SHOP	0%	- 0									Heated Area: 7848 HX Base Yr	
BLD DATE	01/18/2019	MMSR	LGL DATE	01/18/2019	MMSR	AG DATE	01/18/2019	MMSR					

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				249,074		
TOTAL MARKET OB/XF VALUE				24,798		
TOTAL LAND VALUE - MARKET				205,970		
TOTAL MARKET VALUE				479,842		
SOH/AGL Deduction				0		
ASSESSED VALUE				479,842		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				479,842		
TOTAL JUST VALUE				479,842		
NCON VALUE				10,484		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				474,733		
5 YR PRCL CK, CHG PU XFOBS						
ADDR CHANGE NOTICE DATED 1-27-2022						
COA UPDATED PER OWNER REQUEST VIA						
5 YR PRCL CH, CORR LAND CODE						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
18000950	ROOF OVER	0	09/21/2018			
17000875	ROOF OVER-CO	0	06/26/2017			
2013497	SIGN ELEC	0	07/22/2013			
31540	LIFT STAT UPGRADE	0	03/19/2004			
023043	BLDG	0	12/18/1997			
023042	SIGN	0	12/18/1997			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1222/0722	7/29/2021	WD	Q	I	01	555,800
GRANTOR: NALANI LLC						
GRANTEE: H&M GROWTH CAPITAL						
1014/0793	10/17/2016	WD	U	I	12	893,600
GRANTOR: U.S. BANK N.A. AS TRU						
GRANTEE: NALANI LLC						

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	0210	CONCRETE D	0	0	0	0	800.00	SF	6.00	6.00	100	2010	2010	3	43	2,064	
2	0250	ASPHALT AV	0	0	0	0	14,244.00	SF	2.00	2.00	100	2010	2010	3	43	12,250	
3	0101	6" CHAINLI	0	0	0	0	362.00	LF	21.75	21.75	100	2024	2023		100	7,874	
4	0101	6" CHAINLI	0	0	0	0	120.00	LF	21.75	21.75	100	2024	2023		100	2,610	

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=1998] W100 S80 E31 N4 E38 FOP=[YR=1998] W38 S4 E38 N4\$ S4 E31 N80\$.													

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001100	C	STORE ONE ST	0			0.00	0.00	0.96	AC		1.00	1.00	1.00	215,000.00	215,000.00	205,970							