



BUILDING CHARACTERISTICS	
ELEMENT	CD
Foundation	02 CONCR SLAB 100
Frame	05 STEEL 100
Exterior Wall	27 PREFIN MTL 100
Roof Structur	02 SHED 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	03 CONC FINSH 100
Heating Type	09 ENG F AIR 100
Air Condition	06 ENG CENTRL 100
Fixtures	8 100
Story Height	0 100
RMS	5 100
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	3,250 100 2002 3,250 260,138
CAN	390 30 2002 117 9,365
TOTALS	3,640 3,367 269,502

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	STOR RETAI	0% - 0			374,309	2002	2004	0	0	28.00	72.00	Heated Area: 3250 HX Base Yr	
<div style="border: 1px solid black; padding: 10px; width: fit-content; margin: auto;"> <p style="text-align: center;">BAS 2002</p> </div>													
<div style="border: 1px solid black; padding: 10px; width: fit-content; margin: auto;"> <p style="text-align: center;">CAN 2002</p> </div>													
BLD DATE				03/02/2022	JSJS		LGL DATE						
XF DATE				03/02/2022	JSJS		LAND DATE		03/21/2017 MMSR				
INC DATE													

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			269,502
TOTAL MARKET OB/XF VALUE			5,663
TOTAL LAND VALUE - MARKET			114,996
TOTAL MARKET VALUE			390,161
SOH/AGL Deduction			0
ASSESSED VALUE			390,161
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			390,161
TOTAL JUST VALUE			390,161
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			381,791
INCR EYB 2002-2004 HVAC OB22-645 CC 11/1/2022			
5 YR PRCL CK, CHG XFOB			
5 YR PRCL CH, N/C			
10250-A05 PER S/O			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB22-000645	HVAC CHANGE OUT-C		10/26/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1372/0504	8/01/2024	WD Q	Q	I	01	400,000
GRANTOR: S & I VENTURES II LLC						
GRANTEE: WILDWOOD COUNTRY CL						
1030/0092	3/28/2017	WD Q	Q	I	01	375,000
GRANTOR: NALANI LLC						
GRANTEE: S & I VENTURES II L						

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	0211	CONCRETE W	0	0	66	4		264.00	SF	6.00	100	2002	2002	3	20	317
2	0250	ASPHALT AV	0	0	0	0		11,137.00	SF	2.00	100	1995	1995	3	24	5,346

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2002] W65 S50 E65 CAN=[YR=2002] W65 S6 E65 N6\$ N50\$.			

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	001100	C	STORE ONE ST	0			0.00	0.00	28,749.00	SF		1.00	1.00	1.00	4.00	4.00	114,996							