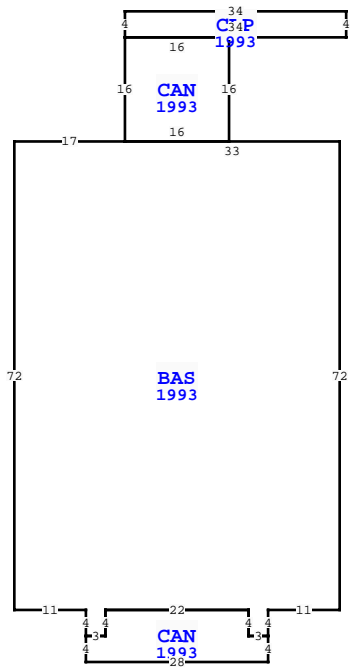




ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	09	WOOD	FRAME	100	
Exterior Wall	19	COMMON	BRK	90	
Exterior Wall	05	HARDIE	BRD	10	
Roof Structur	07	GAMBREL		100	
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL		100	
Interior Floo	14	CARPET		70	
Interior Floo	10	LAMINATED		30	
Ceiling	01	FIN.SUSPD		100	
Heating Type	09	ENG F	AIR	100	
Air Condition	06	ENG	CENTRL	100	
Fixtures		5		100	
Story Height		16		100	
RMS		6		100	
Stories	1.	1.		100	
Class	00	N/A		100	
Units		0		100	
Quality	03	AVERAGE			
DOR CODE	3401 FITNESS CENTER				
MAP NUM	5	MKT AREA		10	
NEIGHBORHOOD/LOC	000 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,624	100	1993	3,624	120,512
CAN	200	30	1993	60	1,995
CAN	256	30	1993	77	2,560
CLP	136	30	1993	41	1,363
TOTALS	4,216			3,802	126,431

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1 REC FACIL	0%	-	0		221,809	1980	1980	0	0	43.00	57.00	
Heated Area: 3624 HX Base Yr												



WAKULLA COUNTY PROPERTY				PAGE 1 of 2	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				168,286		
TOTAL MARKET OB/XF VALUE				5,958		
TOTAL LAND VALUE - MARKET				81,500		
TOTAL MARKET VALUE				255,744		
SOH/AGL Deduction				13,843		
ASSESSED VALUE				241,901		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				241,901		
TOTAL JUST VALUE				255,744		
NCON VALUE				538		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				249,562		
FR 5YR CK CHG LEN ON XFOB, PU XFOBS 7/5/2023						
08/08/2018) CHANGES MADE TO HTTP & A/C						
5 YR PRCL CH, N/C CARD 1, PU CARD 2 (DONE)						
CARD 2						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
21000702	ENCLOSURE	0	07/19/2021			
17001223	STEPS/PLATFORM	0	05/21/2018			
17000256	PORTABLE BLDG-CC	0	03/09/2017			
16000519	RE-ROOF-CC	0	05/27/2016			
2012357	USE PRMT	0	06/05/2012			
2009688	REMODEL RESIDENTI	0	08/17/2009			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0578/0185	2/07/2005	WD	Q	I		148,286
GRANTOR: ZEBEDEE						
GRANTEE: USPOA INVESTMENTS						
0570/0798	12/16/2004	PR	U	I		100
GRANTOR: ZEBEDEE						
GRANTEE: ZEBEDEE						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=1993] W33 CAN=[YR=1993] E16 N16 W16 CLP=[YR=1993] E34 N4 W34 S4\$ S16 \$ W17 S72 E11 S4 E3 N4 E22 S4 E3 CAN=[YR=1993] W3 N4 W22 S4 W3 S4 E28 N4\$ N4 E11 N72\$.						

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	0	10,328.00	SF	2.00	2.00	100	1980	1980	3	20	4,131	
2	0211	CONCRETE W	0	0	83	6	498.00	SF	6.00	6.00	100	1980	1980	3	20	598	
3	0211	CONCRETE W	0	0	84	6	504.00	SF	6.00	6.00	100	1980	1980	3	20	605	
4	0211	CONCRETE W	0	0	12	6	72.00	SF	6.00	6.00	100	1980	1980	3	20	86	
9	0625	PORT WD UT	0	0	10	16	160.00	SF	0.00	0.00	100	2024	2021	AV	93	0	
10	0211	CONCRETE W	0	0	56	8	448.00	SF	6.00	6.00	100	2024	1980	AV	20	538	

TOTAL OB/XF													5,958											
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	001000	C	VAC COMMERCI	0			0.00	0.00	163.00	FF		1.00	1.00	1.00	500.00	500.00	81,500							

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	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001000	C	VAC COMMERCI	0			0.00	0.00	163.00	FF		1.00	1.00	1.00	500.00	500.00	81,500							

LOT 77 HS P-6-1-M-21-B
 PARCEL IN LOT 77 HS
 OR 76 P 248 OR 570 P 798

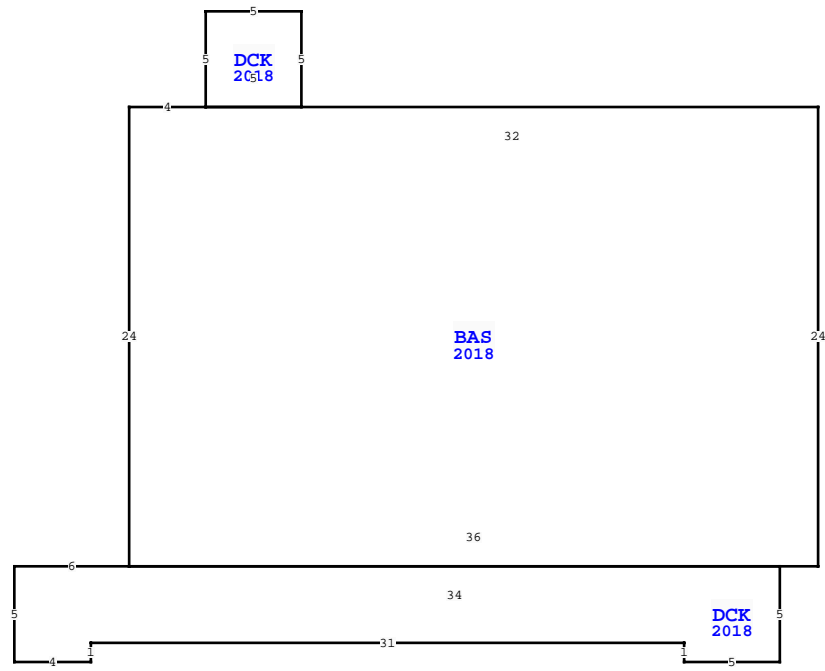
USPOA INVESTMENTS, LLC
 5200 NW 43D STREET, STE 1-2-342
 GAINESVILLE, FL 32506

2024

00-00-077-000-10296-001

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	01	WOOD FRAME	100
Frame	02	WOOD FRAME	100
Exterior Wall	30	VINYL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	13	GALVALUM	100
Interior Wall	05	DRYWALL	100
Interior Floor	07	VYL PLANK	100
Heating Type	03	FORCED AIR	100
Air Condition	03	CENTRAL	100
Bedrooms		0	100
Bathrooms		1	100
Stories	1.	1.	100
Class	00	N/A	100
Units		0	100
Quality	08	FAIR	
DOR CODE	3401 FITNESS CENTER		
MAP NUM	5	MKT AREA	10
NEIGHBORHOOD/LOC	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	864	100	2018
DCK	25	10	2018
DCK	169	10	2018
TOTALS	1,058		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
5800	02	883	102.6000	61.56	54,357	1994	2000	0	0	23.00	77.00		
2 REC FACIL 0% - 0 Heated Area: 864 HX Base Yr													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 2
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		168,286	
TOTAL MARKET OB/XF VALUE		5,958	
TOTAL LAND VALUE - MARKET		81,500	
TOTAL MARKET VALUE		255,744	
SOH/AGL Deduction		13,843	
ASSESSED VALUE		241,901	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		241,901	
TOTAL JUST VALUE		255,744	
NCON VALUE		538	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		249,562	
5 YR PRCL CH, CORR UT XFOB LN 1, PU BLDG			
DEL XFOB LN 5, BEING USED AS DANCE STUDIO			
CHG PRCL & BLDG CODE (NO LONGER A CHURCH)			
PU CORR EXW, INT, FLOOR, HTTP, PU CORR TRAV			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
026746	MECH	0	07/06/2000
18635	N/A	0	06/20/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0578/0185	2/07/2005	WD	Q	I		148,286
GRANTOR: ZEBEDEE						
GRANTEE: USPOA INVESTMENTS						
0570/0798	12/16/2004	PR	U	I		100
GRANTOR: ZEBEDEE						
GRANTEE: ZEBEDEE						

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
12 TOWLES RD, CRAWFORDVILLE														

BLD DATE				MMSR				LGL DATE			
XF DATE				MMSR				LAND DATE			
INC DATE								AG DATE			
11/06/2018								11/06/2018			
11/06/2018								MMSR			

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2018] W32 DCK=[YR=2018] E5 N5 W5 S5\$ W4 S24													
DCK=[YR=2018] W6 S5 E4 N1 E31 S1 E5 N5 W34\$ E36 N24\$.													

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			