

| ELEMENT | | CD | CONSTRUCTION | | |
|------------------|------------------|-------------|--------------|--------------|----------------------|
| Foundation | 02 | | CONCR | SLAB 100 | |
| Frame | 03 | | MASONRY | 100 | |
| Exterior Wall | 15 | | CONC | BLOCK 100 | |
| Roof Structur | 03 | | GABLE/HIP | 100 | |
| Roof Cover | 03 | | COMP | SHNGL 100 | |
| Interior Wall | 05 | | DRYWALL | 100 | |
| Interior Floo | 05 | | ASPH | TILE 100 | |
| Ceiling | 01 | | FIN. | SUSPD 100 | |
| Heating Type | 09 | | ENG F | AIR 100 | |
| Air Condition | 06 | | ENG | CENTRL 100 | |
| Fixtures | | | | 5 100 | |
| RMS | | | | 6 100 | |
| Condition Adj | 12 | | AVERAGE | 100 | |
| Quality | 08 | | FAIR | | |
| 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 | 12,740 | 100 | 1993 | 12,740 | 151,504 |
| FOP | 330 | 30 | 1993 | 99 | 1,177 |
| FOP | 1,120 | 30 | 1993 | 336 | 3,996 |
| FST | 648 | 45 | 1993 | 292 | 3,472 |
| TOTALS | 14,838 | | | 13,467 | 160,150 |

| 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% | - 2024 | | | | | | | |
| Heated Area: 12740 | | | | | HX Base Yr | | | | | | |

| WAKULLA COUNTY PROPERTY | | | |
|--|--------------|-----------|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | STANDARD | |
| Tax Group: 3 | | Tax Dist: | |
| BUILDING MARKET VALUE | | 160,150 | |
| TOTAL MARKET OB/XF VALUE | | 2,964 | |
| TOTAL LAND VALUE - MARKET | | 75,000 | |
| TOTAL MARKET VALUE | | 238,114 | |
| SOH/AGL Deduction | | 0 | |
| ASSESSED VALUE | | 238,114 | |
| TOTAL EXEMPTION VALUE | | 0 | |
| BASE TAXABLE VALUE | | 238,114 | |
| TOTAL JUST VALUE | | 238,114 | |
| NCON VALUE | | 0 | |
| INCOME VALUE | | 0 | |
| PREVIOUS YEAR MKT VALUE | | 252,003 | |
| FUNC OBS DUE TO BUILDING STYLE AND LACK OF PARKING | | | |
| 5 YR PRCL CK, CHG QUAL MIN TO AVG, XFOBS | | | |
| INCR EYB 1955-1959 ROOF OVER CC 9-2022 | | | |
| 5 YR PRCL CH, N/C | | | |
| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
| OB22-000544 | ROOF OVER-CC | 0 | 08/24/2022 |
| 19001264 | ROOF OVER-CO | 0 | 09/09/2019 |
| 17000893 | ROOF REPAIR | 0 | 06/27/2017 |
| 29905 | ELEC | 0 | 03/24/2003 |
| 29490 | INS-HEAT | 0 | 10/04/2002 |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1278/0120 | 7/29/2022 | WD Q | Q | I | 01 | 275,000 |
| GRANTOR: ROBERTS BUSINESS PROP | | | | | | |
| GRANTEE: AK17 HOLDING LLC | | | | | | |
| 1034/0474 | 4/20/2017 | WD U | U | I | 11 | 100 |
| GRANTOR: ROBERTS WALTER L & BE | | | | | | |
| GRANTEE: ROBERTS BUSINESS PR | | | | | | |

| 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 |
| 2 | 0211 | CONCRETE W | 0 | 0 | 73 | 4 | 292.00 | SF | 6.00 | 6.00 | 100 | 1985 | 1985 | 3 | 24 | 420 | |
| 3 | 0211 | CONCRETE W | 0 | 0 | 99 | 8 | 792.00 | SF | 6.00 | 6.00 | 100 | 1985 | 1985 | 3 | 24 | 1,140 | |
| 4 | 0700 | PORT BLDG | 0 | 0 | 50 | 12 | 600.00 | SF | 0.00 | 0.00 | 100 | 1985 | 1985 | 3 | 35 | 0 | |
| 5 | 0250 | ASPHALT AV | 0 | 0 | 154 | 19 | 2,926.00 | SF | 2.00 | 2.00 | 100 | 1985 | 1985 | 3 | 24 | 1,404 | |
| TOTALS | | | | | | | | | | | | | | | 2,964 | | |

| 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 | | C2 | 0.00 | 0.00 | 150.00 | FF | | 1.00 | 1.00 | 1.00 | 500.00 | 500.00 | 75,000 | | | | | | | |