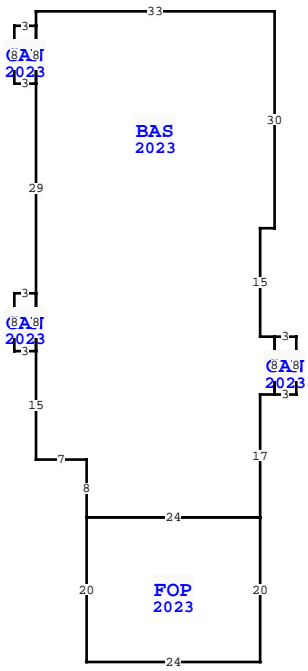




ELEMENT		CD	CONSTRUCTION		
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	70	
Exterior Wall	21	STONE	30		
Roof Structur	01	FLAT	100		
Roof Cover	02	ROLL	COMP	60	
Roof Cover	12	MODULAR	MT	40	
Interior Wall	05	DRYWALL	100		
Interior Floor	11	CLAY TILE	100		
Ceiling	02	F.NOT	SUS	100	
Heating Type	09	ENG F	AIR	100	
Air Condition	07	ENG	PACKGE	100	
Fixtures		9	100		
Bathrooms		2	100		
Story Height		12	100		
RMS		4	100		
Stories	1.	1.	100		
Class	4A	AVERAGE	100		
Quality	04	ABOVE	AVERAGE		
DOR CODE	2200	DRIVE	THRU	REST	
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	2,190	100	2023	2,190	559,825
CAN	24	30	2023	7	1,789
CAN	24	30	2023	7	1,789
CAN	24	30	2023	7	1,789
FOP	480	30	2023	144	36,810
TOTALS	2,742			2,355	602,004

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	FAST FOOD	0%	- 2024								
				Heated Area:	2190			HX Base Yr			



WAKULLA COUNTY PROPERTY				
VALUATION SUMMARY			PAGE 1 of 1	
VALUATION BY		STANDARD		
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			602,004	
TOTAL MARKET OB/XF VALUE			52,500	
TOTAL LAND VALUE - MARKET			450,000	
TOTAL MARKET VALUE			1,104,504	
SOH/AGL Deduction			378,074	
ASSESSED VALUE			726,430	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			726,430	
TOTAL JUST VALUE			1,104,504	
NCON VALUE			654,504	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			451,869	
5 YR PRCL CK, N/C				
MM/FR/JS PU NEW COMM.CONSTRUCTION DAIRY QUEEN 08-				
5YR PRCL CK NC				
5 YR PRCL CH, PU XFOB LN 1, DEL XFOB LN 2-3				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
OBN23-00018	WALL & FREE STAND		06/27/2023	
B23-000037	COMM BLDG-CO	0	02/02/2023	
2007900	A/C	0	06/25/2007	
20051884	ELET-SIGN	0	11/17/2005	
2005780	SIGN	0	06/07/2005	
30132	ELECT	0	04/24/2003	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD	SALE PRICE
1026/0764	2/16/2017	WD U	V 12	80,000
GRANTOR: PELHAM BANKING COMPAN				
GRANTEE: HL DEVELOPMENT VENT				
0868/0884	10/19/2011	FC U	V 12	113,700
GRANTOR: AUTRY PETROLEUM COMPA				
GRANTEE: PELHAM BANKING COMP				
BUILDING NOTES				
BUILDING DIMENSIONS				
BAS=[YR=2023;ORIG=40,10] E33 S30 W2 S15 E2 S8 W2 S17 W24 N8 W7 N15 N8 N29 N8 N2 \$				
CAN=[YR=2023;ORIG=37,12] E3 S8 W3 N8 \$				
CAN=[YR=2023;ORIG=37,49] E3 S8 W3 N8 \$				
CAN=[YR=2023;ORIG=73,55] E3 S8 W3 N8 \$				
FOP=[YR=2023;ORIG=47,80] E24 S20 W24 N20 \$				

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	
4	0208	COMM PARKI	0	0	0	0	25.00	UT	2,100.00	2,100.00	100	2024	2023	AV	100	52,500

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	002100	C	RESTAURANT	0		HIC	122.00	117.00	225.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	450,000							