

ELEMENT		CD	CONSTRUCTION		
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	100	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL	100		
Interior Floor	11	CLAY TILE	50		
Interior Floor	14	CARPET	50		
Heating Type	09	ENG F AIR	100		
Air Condition	06	ENG CENTRL	100		
Fixtures			228	100	
Story Height			0	100	
RMS			71	100	
Units			0	100	
Quality	03	AVERAGE			
DOR CODE	3900	HOTELS AND MOTELS			
MAP NUM	5	MKT AREA	08		
NEIGHBORHOOD/LOC	3900.00	1.25/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	14,196	100	2005	14,196	221,841
FUS	13,246	100	2005	13,246	140,075
FUS	13,246	100	2005	13,246	140,075
TOTALS	40,688			40,688	501,992

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	HOTEL	0%	- 0		4,732,421	2005	2005	0	0	26.00	74.00
Heated Area: 40688 HX Base Yr											
BLD DATE 09/09/2020 MMJT LGL DATE XF DATE 09/09/2020 MMJT LAND DATE 09/09/2020 MMJT INC DATE AG DATE											

WAKULLA COUNTY PROPERTY				PAGE 1 of 4	3
VALUATION BY		STANDARD			
Tax Group: 3	Tax Dist:				
BUILDING MARKET VALUE				3,568,208	
TOTAL MARKET OB/XF VALUE				105,784	
TOTAL LAND VALUE - MARKET				55,800	
TOTAL MARKET VALUE				3,729,792	
SOH/AGL Deduction				1,214,606	
ASSESSED VALUE				2,515,186	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				2,515,186	
TOTAL JUST VALUE				3,729,792	
NCON VALUE				0	
INCOME VALUE				0	
PREVIOUS YEAR MKT VALUE				3,836,247	
FR 5 YR CK, UPDATE XFOBS, CHG QUAL BLDG 1					
5 YR PRCL CK, PU XFOB LN 21-23					
REMOVE SS FROM NOTC ON PRCL SCREEN					
5 YR PRCL CK, PU XFOB LN 20.					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
20000461	CARPORT	0	06/08/2020		
16001101	STORAGE SHED	0	10/31/2016		
16000557	SIGN-CO	0	06/29/2016		
15000610	REMODEL/REPAIR	0	07/06/2015		
15000066	SHED	0	02/17/2015		
2009947	ELECT	0	12/01/2009		
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I /	RSN CD	SALE PRICE
1068/0697	3/08/2018	WD Q	I	01	2,750,000
GRANTOR: WILDWOOD RESORT, LLC					
GRANTEE: SAIRAM HOSPITALITY,					
0945/0490	6/26/2014	WD U	I	30	100
GRANTOR: II C.B., L.P.					
GRANTEE: WILDWOOD RESORT, LL					
BUILDING NOTES					
BUILDING DIMENSIONS					
BAS=[YR=2005] S97 E13 S5 E38 N5 E12 N5 E24 S2 E13 N2 E24 S2 E13 N2 E24 S2 E13 N2 E15 N67 W151 N25 W38 PTR=[YR=2005] N20 FUS=[YR=2005] E13 S5 E38 N5 E12 N5 E24 S2 E13 N2 E24 S2 E13 N2 E24 S2 E13 N2 E15 N67 W189 S72 S20 PTR=[YR=2005] W10 S120 E10 FUS=[YR=2005] S72 E13 S5 E38 N5 E12 N5 E24 S2 E13 N2 E24 S2 E13 N2 E24 S2 E13 N2 E15 N67 W189 S72 W10 N120 E10 S.					

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	41,234.00	SF	2.50	2.50	100	2005	2005	3	24	24,740		
2	0920	LIGHT POST	0	0	0	18.00	UT	3,125.00	3,125.00	100	2005	2005	3	24	13,500		
3	0930	CANOPY	0	0	38	988.00	SF	45.00	45.00	100	2005	2005	3	24	10,670		
4	0230	POOL, CONCR	0	0	20	800.00	SF	81.25	81.25	100	1995	1995	3	20	13,000		
5	0205	TENNIS COU	0	0	0	1.00	UT	32,500.00	32,500.00	100	1996	1996	3	20	6,500		
6	0620	WOOD UTL B	0	0	20	260.00	SF	7.50	7.50	100	2007	2007	3	30	585		
7	0210	CONCRETE D	0	0	20	280.00	SF	7.50	7.50	100	2007	2007	3	30	630		
8	0150	FIRE PLACE	0	0	0	1.00	UT	3,125.00	3,125.00	100	2005	2005	3	64	2,000		
9	0211	CONCRETE W	0	0	0	1,600.00	SF	7.50	7.50	100	1995	1995	3	20	2,400		
10	0080	4' CHAINLI	0	0	0	80.00	LF	16.25	16.25	100	1996	1996	3	20	260		
TOTALS												40,688			40,688	501,992	

LAND DESCRIPTION												TOTAL OB/XF				74,285								
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	003910	C	HOTEL	0			0.00	0.00	3.72	AC		1.00	1.00	1.00	15,000.00	15,000.00	55,800							

ELEMENT		CD	CONSTRUCTION		
Foundation	02	CONCR	SLAB	100	
Frame	16	WOOD	FRAME	100	
Exterior Wall	12	WD FR	STUC	100	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	12	MODULAR	MT	100	
Interior Wall	05	DRYWALL	100		
Interior Floor	11	CLAY TILE	80		
Interior Floor	14	CARPET	20		
Heating Type	04	AIR DUCTED	100		
Air Condition	03	CENTRAL	100		
Fixtures			16	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	3900	HOTELS AND MOTELS			
MAP NUM	5	MKT AREA		08	
NEIGHBORHOOD/LOC	3900.00	1.25/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	120	100	1995	120	7,185
BAS	928	100	1995	928	55,560
FOP	144	30	1995	43	2,574
PTO	306	5	1995	15	898
TOTALS	1,498			1,106	66,216

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	HTL	POOLHS	0%	- 0								
Heated Area: 1048 HX Base Yr												
BLD DATE	09/09/2020		MMJT	LGL DATE								
XF DATE	09/09/2020		MMJT	LAND DATE	09/09/2020		MMJT					
INC DATE				AG DATE								

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 4
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		3,568,208	
TOTAL MARKET OB/XF VALUE		105,784	
TOTAL LAND VALUE - MARKET		55,800	
TOTAL MARKET VALUE		3,729,792	
SOH/AGL Deduction		1,214,606	
ASSESSED VALUE		2,515,186	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		2,515,186	
TOTAL JUST VALUE		3,729,792	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		3,836,247	
5 YR PRCL CH, PU FIXT, PU XFOB LN 19			
5 YR PRCL CH, N/C CARD 1 & CARD 2			
11586-000) PU XFOB LN 11-18, CORR BLDG CODE			
5 YR PRCL CH, PU BLDG CARD 2 (MOVED FROM PRCL			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2009892	ELECT	0	11/05/2009
2009797	REMODEL NON RESID	0	10/01/2009
20061039	DUCT WORK-A/C	0	06/22/2006
2005392	FOUNDATION	0	03/24/2005
2005335	ELEC TEMP	0	03/17/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1068/0697	3/08/2018	WD Q	Q	I	01	2,750,000
GRANTOR: WILDWOOD RESORT, LLC						
GRANTEE: SAIRAM HOSPITALITY,						
0945/0490	6/26/2014	WD U	I	30		100
GRANTOR: II C.B., L.P.						
GRANTEE: WILDWOOD RESORT, LL						

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
11	0090	CHAINLINK	0	0	0	0	200.00	LF	15.00	15.00	100	1995	1995	3	20	600	
12	0120	CHAINLINK	0	0	0	0	280.00	LF	37.50	37.50	100	1996	1996	3	20	2,100	
13	0210	CONCRETE D	0	0	35	31	1,085.00	SF	7.50	7.50	100	1995	1995	3	20	1,628	
14	0211	CONCRETE W	0	0	83	6	498.00	SF	7.50	7.50	100	1995	1995	3	20	747	
15	0940	OPEN SHED	0	0	28	20	560.00	SF	5.00	5.00	100	2010	2010	3	43	1,204	
16	0625	PORT WD UT	0	0	16	10	160.00	SF	7.50	7.50	100	2015	2015	3	67	804	
17	0934	PAVILION P	0	0	11	11	121.00	SF	0.00	0.00	100	2005	2005	3	24	0	
18	0055	PORTABLE C	0	0	30	18	540.00	SF	3.75	3.75	100	2020	2020	3	89	1,802	
19	0055	PORTABLE C	0	0	24	24	576.00	SF	3.75	3.75	100	2020	2020	3	89	1,922	
20	0213	CONCRETE P	0	0	24	24	576.00	SF	7.50	7.50	100	2020	2020	3	100	4,320	
TOTALS													15,127				

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	

BUILDING NOTES												
<p>BUILDING DIMENSIONS</p> <p>BAS=[YR=1995] W4 N4 W4 S4 PTO=[YR=1995] N6 W51 S6 E51\$ W25 S12 W10 AOF=[YR=1995] E10 N12 W10 S12\$ S12 FOP=[YR=1995] N24 W6 S24 E6\$ E43 N24 \$.</p>												

