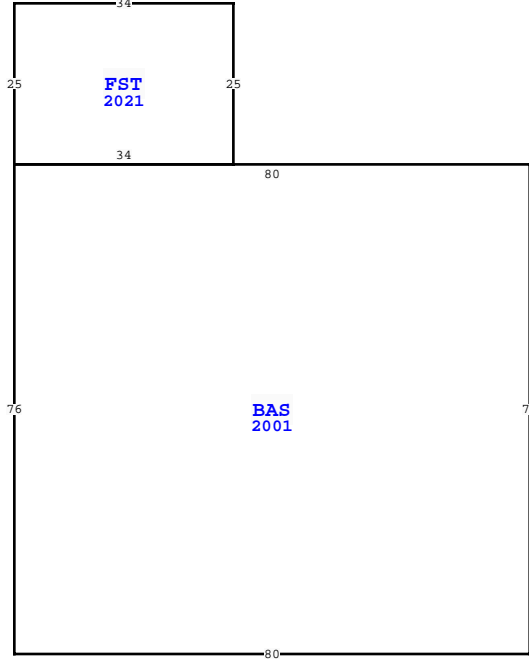


| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|----------------|------|
| ELEMENT | CD | | |
| Foundation | 01 | WOOD FRAME | 100 |
| Frame | 05 | STEEL | 100 |
| Exterior Wall | 27 | PREFIN MTL | 100 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 12 | MODULAR MT | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floo | 03 | CONC FINSH | 50 |
| Interior Floo | 07 | VYL PLANK | 50 |
| Ceiling | 01 | FIN.SUSPD | 100 |
| Heating Type | 09 | ENG F AIR | 100 |
| Air Condition | 06 | ENG CENTRL | 100 |
| Fixtures | | 16 | 100 |
| Story Height | | 14 | 100 |
| RMS | | 4 | 100 |
| Stories | 1. | 1. | 100 |
| Class | 00 | N/A | 100 |
| Units | | 0 | 100 |
| Quality | 03 | AVERAGE | |
| DOR CODE | 3300 | NIGHTCLUB/BARS | |
| MAP NUM | 5 | MKT AREA | 10 |
| NEIGHBORHOOD/LOC | 000 | 1.00/ | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 6,080 | 100 | 2001 |
| FST | 850 | 45 | 2021 |
| TOTALS | 6,930 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 3300 | 04 | 6,462 | 107.8953 | 91.71 | 592,630 | 2001 | 2005 | 0 | 0 | 22.50 | 77.50 |
| 1 NCLUB/BARS 0% - 0 Heated Area: 6080 HX Base Yr | | | | | | | | | | | |



| WAKULLA COUNTY PROPERTY | | | |
|---|-----------------|-----------|-------------------------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | STANDARD | |
| Tax Group: 3 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 459,288 |
| TOTAL MARKET OB/XF VALUE | | | 19,856 |
| TOTAL LAND VALUE - MARKET | | | 75,000 |
| TOTAL MARKET VALUE | | | 554,144 |
| SOH/AGL Deduction | | | 171,254 |
| ASSESSED VALUE | | | 382,890 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 382,890 |
| TOTAL JUST VALUE | | | 554,144 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | 0 |
| PREVIOUS YEAR MKT VALUE | | | 562,342 |
| INCR EYB 2001-2005 PRMT B21-000298 | | | |
| PRMT CH, PU ADDITION, CH EXW, CC 2/1/21 | | | |
| HEIGHT PER JB, CORR FLOOR, HTTP & A/C | | | |
| XFOB LN 2-5, DEL XFOB LN 6, PU EXT WALL | | | |
| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
| B24-000686 | HVAC CHANGE OUT | | 07/23/2024 |
| 21000298 | ROOF OVER-CO | 0 | 03/19/2021 |
| 21000074 | ELEC-CC | 0 | 01/29/2021 |
| 20000896 | ADDITION-CO | 0 | 10/23/2020 |
| 17001323 | ELECTRICAL | 0 | 10/11/2017 |
| 2014695 | MECH | 0 | 08/20/2014 |
| SALES DATA | | | |
| OFF RECORD Number | DATE | TYPE INST | Q / V / I / RSN CD SALE PRICE |
| 0660/0417 | 5/31/2006 | WD Q | I 600,000 |
| GRANTOR: MARGARET P ROGERS | | | |
| GRANTEE: H.O. REDD FAMILY LL | | | |
| 0248/0200 | 1/24/1995 | WD Q | I 80,000 |
| GRANTOR: | | | |
| GRANTEE: | | | |
| BUILDING NOTES | | | |
| BUILDING DIMENSIONS | | | |
| BAS=[YR=2001] W80 FST 2021= E34 N25 W34 S25\$ S76 E80 N76 \$. | | | |

| 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 | 34,225.00 | SF | 2.00 | 2.00 | 100 | 2001 | 2001 | 3 | 20 | 13,690 | |
| 2 | 0210 | CONCRETE D | 0 | 0 | 30 | 20 | 600.00 | SF | 6.00 | 6.00 | 100 | 2013 | 2013 | 3 | 57 | 2,052 | |
| 3 | 0211 | CONCRETE W | 0 | 0 | 76 | 4 | 304.00 | SF | 6.00 | 6.00 | 100 | 2013 | 2013 | 3 | 57 | 1,040 | |
| 4 | 0211 | CONCRETE W | 0 | 0 | 84 | 6 | 504.00 | SF | 6.00 | 6.00 | 100 | 2013 | 2013 | 3 | 57 | 1,724 | |
| 5 | 0955 | PRIVACY FE | 0 | 0 | 0 | 0 | 120.00 | LF | 15.00 | 15.00 | 100 | 2013 | 2013 | 3 | 75 | 1,350 | |
| TOTALS | | | | | | | | | | | | | | | 6,462 | 459,288 | |

| 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 | 003300 | C | NIGHT CLUB | 0 | | C2 | 150.00 | 400.00 | 150.00 | FF | | 1.00 | 1.00 | 1.00 | 500.00 | 500.00 | 75,000 | | | | | | | |