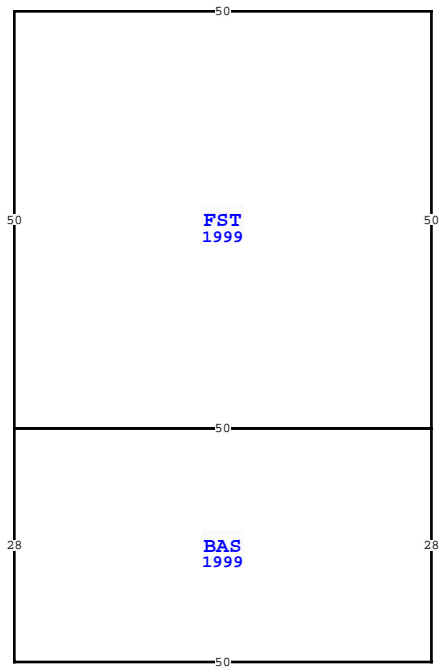


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
05	STEEL 100				
27	PREFIN MTL 100				
10	STEEL FRME 100				
12	MODULAR MT 100				
07	NONE 70				
05	DRYWALL 30				
03	CONC FINSH 70				
08	SHT VINYL 30				
01	NONE 100				
02	WINDOW 100				
9	100				
0	100				
5	100				
1.1	100				
00	N/A 100				
0	100				
02	BELOW AVERAGE				
1200	MIX/STOR/OFFIC/RESID				
1	MKT AREA	07			
2000.00	0.90/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100	1999	1,400	74,642
FST	2,500	45	1999	1,125	59,981
TOTALS	3,900			2,525	134,623

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	OFFICE	0% - 0		88.86	224,372	1999	1999	0	0	40.00	60.00	Heated Area: 1400 HX Base Yr	



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		297,454	
TOTAL MARKET OB/XF VALUE		1	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		297,455	
SOH/AGL Deduction		27,838	
ASSESSED VALUE		269,617	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		269,617	
TOTAL JUST VALUE		297,455	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		305,542	
PU NEW TRAV			
INTW, FLOR, BATH, FIXT, PLUM, & ROOMS, BLDG 2			
MM 5 YR CK, PU XFOB, BLDG 1 CHG BUSE, EXW,			
5 YR PRCL CK, NC			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2013716	COMM-CO	0	10/11/2013
20061600	ELEC SERV	0	10/03/2006
20061574	CONVERT TO DELI	0	09/29/2006
025399	BLDG	0	07/08/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1142/0112	2/27/2020	WD Q	Q	I	05	480,000
GRANTOR: ADVENT STORAGE LLC						
GRANTEE: CENTURION STORAGE L						
1061/0831	1/31/2018	WD Q	Q	I	05	400,000
GRANTOR: HOBBS ENTERPRIZE LLC						
GRANTEE: ADVENT STORAGE LLC						

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	0630	METAL UTL	0	0	0	0	180.00	SF	8.00	8.00	19.99	1980	1980	3	0.01	0	
2	0210	CONCRETE D	0	0	40	17	680.00	SF	6.00	6.00	61.99	2014	2014	3	0.01	0	
3	0211	CONCRETE W	0	0	120	5	600.00	SF	6.00	6.00	61.99	2014	2014	3	0.01	0	
4	0250	ASPHALT AV	0	0	0	0	5,426.00	SF	2.00	2.00	19.99	1999	1999	3	0.01	1	
5	0211	CONCRETE W	0	0	110	4	440.00	SF	6.00	6.00	19.99	2000	2000	3	0.01	0	

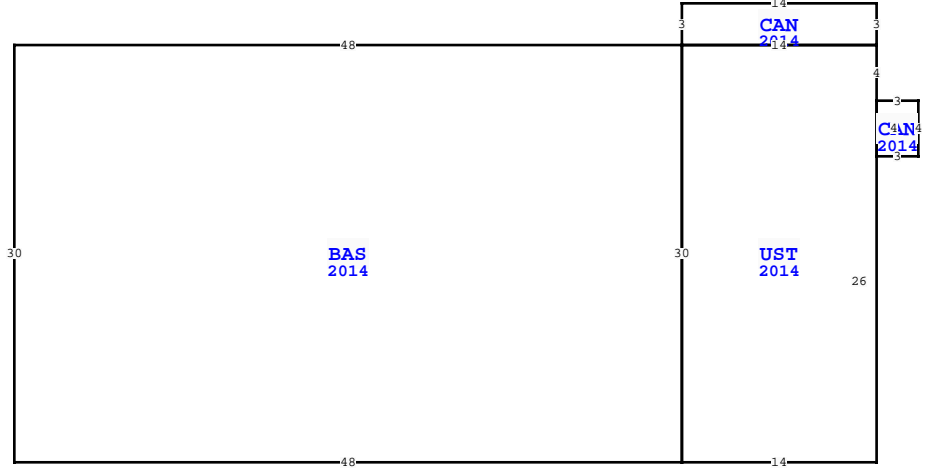
BLD DATE		05/10/2023	EB	LGL DATE	
XF DATE	08/20/2019	RTJT	LAND DATE	08/20/2019	RTJT
INC DATE		AG DATE			

BUILDING NOTES													
BUILDING DIMENSIONS													
FST=[YR=1999] W50 S50 BAS=[YR=1999] S28 E50 N28 W50\$ E50 N50\$.													

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	004850	C	MINI STORAGE	0			0.00	0.00	4.17	AC		1.00	1.00	1.00	0.00	0.00	0							

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
03	MASONRY 100				
15	CONC BLOCK 100				
03	GABLE/HIP 100				
13	GALVALUM 100				
01	MINIMUM 100				
04	C ABOVE GD 100				
01	NONE 100				
01	NONE 100				
	3 100				
	0 100				
	2 100				
1.	1. 100				
00	N/A 100				
	0 100				
11	FAIR 100				
03	AVERAGE				
DOR CODE		1200 MIX/STOR/OFFIC/RESID			
MAP NUM	1	MKT AREA	07		
NEIGHBORHOOD/LOC		2000.00	0.90/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	2014	1,440	53,357
CAN	12	30	2014	4	149
CAN	42	30	2014	13	482
UST	420	40	2014	168	6,225
TOTALS	1,914			1,625	60,211

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
6410	04	1,625	50.8331	41.17	66,901	2014	2014	0	0	10.00	90.00
4 CAR WASH 0% - 0 Heated Area: 1440 HX Base Yr											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 4
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			297,454
TOTAL MARKET OB/XF VALUE			1
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			297,455
SOH/AGL Deduction			27,838
ASSESSED VALUE			269,617
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			269,617
TOTAL JUST VALUE			297,455
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			305,542
LN 5-6, NEW BLDG @ 614 PORT LEON DR (CARD 2)			
5 YR PRCL CH, PU NEW BOAT WASH, PU XFOB			
COMBINE 4.00 AC FROM PRCL 05550-000			
5 YR PRCL CH, PU FNDN & FRME			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1142/0112	2/27/2020	WD Q	Q	I	05	480,000
GRANTOR: ADVENT STORAGE LLC						
GRANTEE: CENTURION STORAGE L						
1061/0831	1/31/2018	WD Q	Q	I	05	400,000
GRANTOR: HOBBS ENTERPRIZE LLC						
GRANTEE: ADVENT STORAGE LLC						

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	
630 PORT LEON DR, ST MARKS																	
												BLD DATE	05/10/2023	EB	LGL DATE		
												XF DATE	08/20/2019	RTJT	LAND DATE	08/20/2019	RTJT
												INC DATE			AG DATE		

BUILDING NOTES			

BUILDING DIMENSIONS			
CAN=[YR=2014] W14 S3 E14 UST=[YR=2014] W14 S30			
BAS=[YR=2014] N30 W48 S30 E48\$ E14 N26 CAN=[YR=2014] S4 E3			
N4 W3\$ N4\$ N3\$.			

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

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR	SLAB 100
Frame	07	SPECIAL	100
Exterior Wall	27	PREFIN	MTL 100
Roof Structure		N/A	100
Roof Cover		N/A	100
Interior Wall		N/A	100
Interior Floor		N/A	100
Heating Type		N/A	100
Air Condition	00	N/A	100
Plumbing		0	100
Story Height		0	100
RMS		0	100
Stories		0	100
Units		0	100
Quality	03	AVERAGE	
DOR CODE	1200 MIX/STOR/OFFIC/RESID		
MAP NUM	1	MKT AREA	07
NEIGHBORHOOD/LOC	2000.00		0.90/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,000	100	1999
TOTALS	2,000		2,000

MARKET ADJUSTMENTS																										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND															
4811	06	2,000	108.1500	29.20	58,400	1999	1999	0	0	0.00	100.00															
5 MINISTORAG 0% - 0 Heated Area: 2000 HX Base Yr																										
<table border="1"> <tr> <td>BLD DATE</td> <td>05/10/2023</td> <td>EB</td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td>08/20/2019</td> <td>RTJT</td> <td>LAND DATE</td> <td>08/20/2019</td> </tr> <tr> <td>INC DATE</td> <td></td> <td></td> <td>AG DATE</td> <td></td> </tr> </table>												BLD DATE	05/10/2023	EB	LGL DATE		XF DATE	08/20/2019	RTJT	LAND DATE	08/20/2019	INC DATE			AG DATE	
BLD DATE	05/10/2023	EB	LGL DATE																							
XF DATE	08/20/2019	RTJT	LAND DATE	08/20/2019																						
INC DATE			AG DATE																							

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 3 of 4
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
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TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			269,617
TOTAL JUST VALUE			297,455
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			305,542
CHG FIXTURES,ADD BTHRM,QUAL,CODES,5 YR CK			
CK PRMT,HALF BAS IS DELI,HALF IS LAUNDROMAT,			
CK PRMT, PU CONC, RV DELI			
PRMT 20061600, ELEC SERV			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1142/0112	2/27/2020	WD	Q	I	05	480,000
GRANTOR: ADVENT STORAGE LLC						
GRANTEE: CENTURION STORAGE L						
1061/0831	1/31/2018	WD	Q	I	05	400,000
GRANTOR: HOBBS ENTERPRIZE LLC						
GRANTEE: ADVENT STORAGE LLC						

EXTRA FEATURES																										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON															
630 PORT LEON DR, ST MARKS																										
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BLD DATE	05/10/2023	EB	LGL DATE																							
XF DATE	08/20/2019	RTJT	LAND DATE	08/20/2019																						
INC DATE			AG DATE																							

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=1999] W100S20E100N20S.			

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

