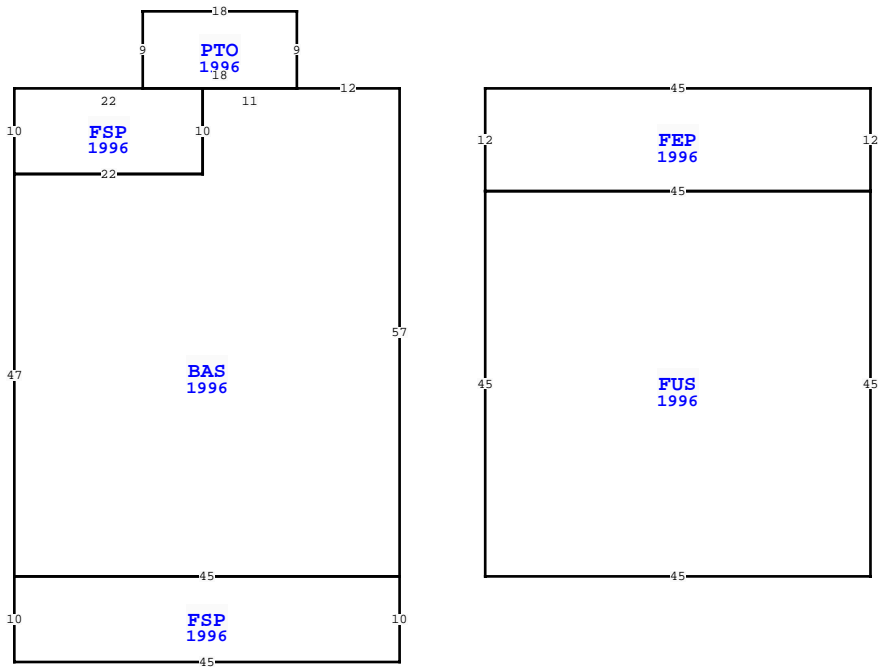


ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	03	MASONRY		100	
Exterior Wall	17	CB	STUCCO	90	
Exterior Wall	05	HARDIE	BRD	10	
Roof Structur	03	GABLE/HIP		100	
Roof Cover	13	GALVALUM		100	
Interior Wall	05	DRYWALL		100	
Interior Floo	11	CLAY TILE		50	
Interior Floo	12	HARDWOOD		50	
Ceiling	03	PART.FIN.		100	
Heating Type	04	AIR DUCTED		100	
Air Condition	03	CENTRAL		100	
Fixtures		28		100	
Story Height		0		100	
RMS		11		100	
Stories	2.	2.		100	
Class	00	N/A		100	
Units		0		100	
Quality	08	FAIR			
DOR CODE	3900	HOTELS AND MOTELS			
MAP NUM	1	MKT AREA		07	
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,345	100	1996	2,345	132,430
FEP	540	80	1996	432	24,396
FSP	220	45	1996	99	5,591
FSP	450	45	1996	202	11,407
FUS	2,025	100	1996	2,025	114,358
PTO	162	5	1996	8	452
TOTALS	5,742			5,111	288,634

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOTEL	0%	- 0								
Heated Area: 4802 HX Base Yr											



WAKULLA COUNTY PROPERTY				PAGE 1 of 1	4	
VALUATION SUMMARY				STANDARD		
VALUATION BY		Tax Group: 4		Tax Dist:		
BUILDING MARKET VALUE				288,634		
TOTAL MARKET OB/XF VALUE				3,571		
TOTAL LAND VALUE - MARKET				140,000		
TOTAL MARKET VALUE				432,205		
SOH/AGL Deduction				273,928		
ASSESSED VALUE				158,277		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				158,277		
TOTAL JUST VALUE				432,205		
NCON VALUE				0		
INCOME VALUE				0		
PREVIOUS YEAR MKT VALUE				441,718		
MM 5 YR CK, PU XFOB, CHG RCVR, ROOMS, & FIXT						
COA PER USPS FORM 3547						
AMENDED TRIM SENT TO NEW OWNER						
MICHAEL, ALL REPAIRS COMPLETE IN 2018						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
20051196	ELECTRIC REPAIR	0	08/08/2005			
20051077	A/C REPAIR	0	07/25/2005			
020549	N/A	0	01/23/1996			
20211	N/A	0	10/20/1995			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1120/0340	7/26/2019	WD Q	Q	I	05	500,000
GRANTOR: SWEET MAGNOLIA INN, L						
GRANTEE: HOLIDAY INDUSTRIES I						
0943/0054	5/30/2014	WD Q	Q	I	01	365,000
GRANTOR: SWEET MAGNOLIA, LLC						
GRANTEE: SWEET MAGNOLIA INN,						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=1996] W12 PTO=[YR=1996] N9 W18 S9 E18\$ W11 FSP=[YR=1996] W22 S10 E22 N10\$ S10 W22 S47 FSP=[YR=1996] S10 E45 N10 W45\$ E45 N57\$ PTR=E10 FEP=[YR=1996] S12 FUS=[YR=1996] S45 E45 N45 W45\$ E45 N12 W45\$ W10\$.						

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	5,480.00	SF	2.00	2.00	100	2003	2003	3	21	2,302	
2	0211	CONCRETE W	0	0	6	5	30.00	SF	6.00	6.00	100	1996	1996	3	20	36	
3	0209	CONCRETE P	0	0	24	4	96.00	SF	8.00	8.00	100	2014	2014	3	62	476	
4	0209	CONCRETE P	0	0	6	4	24.00	SF	8.00	8.00	100	2014	2014	3	62	119	
5	0211	CONCRETE W	0	0	6	5	30.00	SF	6.00	6.00	100	1996	1996	3	20	36	
6	0131	FIRE PLACE	0	0	0	0	1.00	UT	700.00	700.00	100	2016	2016	3	86	602	
TOTALS												3,571					

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	003900	C	MOTEL	0			0.00	0.00	4.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	140,000							