

SOPCHOPPY E SIDE
ALL THAT PART OF LOT 78, 81
THRU 86 LYING N OF ST RD 10

CAPL RETAIL LLC
645 HAMILTON STREET STE #400
ALLENTON, PA 18101-2105

2024

12-5S-03W-038-00996-000

ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	03	MASONRY		100	
Exterior Wall	17	CB	STUCCO	100	
Roof Structur	01	FLAT		100	
Roof Cover	04	BUILT-UP		100	
Interior Wall	05	DRYWALL		100	
Interior Floo	05	ASPH	TILE	100	
Ceiling	01	FIN.	SUSPD	100	
Heating Type	09	ENG F	AIR	100	
Air Condition	06	ENG	CENTRL	100	
Fixtures				5 100	
Common Wall				8 100	
Story Height				8 100	
RMS				0 100	
Stories	1.			1. 100	
Class	00	N/A		100	
Units				0 100	
Quality	03	AVERAGE			
DOR CODE	1120	CONV & GAS			
MAP NUM	5	MKT AREA		02	
NEIGHBORHOOD/LOC	000			1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,056	100	1993	2,056	70,463
CAN	224	30	1993	67	2,296
PTO	720	5	1993	36	1,234
TOTALS	3,000			2,159	73,993

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	CONV & GAS	0% - 0			184,983	1989	1989	0	0	60.00	40.00
Heated Area: 2056 HX Base Yr											

WAKULLA COUNTY PROPERTY				
VALUATION SUMMARY			PAGE 1 of 1	
VALUATION BY	STANDARD			
Tax Group: 1	Tax Dist:			
BUILDING MARKET VALUE			73,993	
TOTAL MARKET OB/XF VALUE			23,164	
TOTAL LAND VALUE - MARKET			50,000	
TOTAL MARKET VALUE			147,157	
SOH/AGL Deduction			0	
ASSESSED VALUE			147,157	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			147,157	
TOTAL JUST VALUE			147,157	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			147,327	
IN FEB 2022 - UPDATED IN SYSTEM				
2022 TRIM RTS - VACANT - ADDR CHANGED				
5 YR PRCL CK, N/C				
COA FORM3547 USFS				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
OB22-000230	ROOF OVER/DURO LA		04/12/2022	
20001043	HVAC	0	10/29/2020	
19001216	MECH	0	08/23/2019	
16000049	PLUMB	0	01/19/2016	
20071767	ELEC SERV	0	12/27/2007	
2005984	REPL/GAS-TNK	0	07/14/2005	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD	SALE PRICE
1378/0187	9/11/2024	WD U	I 30	0
GRANTOR: LGP REALTY HOLDINGS L				
GRANTEE: CAPL RETAIL LLC				
1016/0117	10/31/2016	WD U	I 43	0
GRANTOR: ANDREWS ENTERPRISES I				
GRANTEE: LGP REALTY HOLDINGS				
BUILDING NOTES				
BUILDING DIMENSIONS				
BAS=[YR=1993] W60 S16 PTO=[YR=1993] W8 S30 E68 N8 W60 N22 \$				
CAN=[YR=1993] S22 E32 N6 W30 N16 W2 \$ E2 S16 E30 S6 E28N38 \$.				

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	0210	CONCRETE D	0	0	0	0	17,125.00	SF	6.00	6.00	100	1989	1989	3	20	20,550	
2	0910	GAS ISLAND	0	0	24	30	1.00	UT	8,500.00	8,500.00	100	1989	1989	3	20	1,700	
3	0210	CONCRETE D	0	0	28	16	448.00	SF	6.00	6.00	100	2008	2008	3	34	914	

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	001120	C	CONV & GAS	0			100.00	150.00	1.00	UT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							