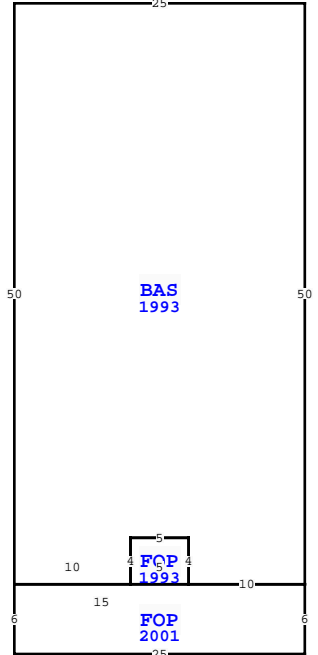




ELEMENT		CD	BUILDING CHARACTERISTICS CONSTRUCTION		
Foundation	02		CONCR	SLAB 100	
Frame	03		MASONRY	100	
Exterior Wall	19		COMMON BRK	100	
Roof Structur	01		FLAT	100	
Roof Cover	02		ROLL COMP	100	
Interior Wall	03		PLASTER	100	
Interior Floo	11		CLAY TILE	50	
Interior Floo	12		HARDWOOD	50	
Ceiling	01		FIN.SUSPD	100	
Heating Type	09		ENG F AIR	100	
Air Condition	06		ENG CENTRL	100	
Fixtures			7	100	
Story Height			0	100	
RMS			3	100	
Stories	1.		1.	100	
Class	00		N/A	100	
Units			0	100	
Quality	08		FAIR		
DOR CODE	4510		BREWERY		
MAP NUM	5		MKT AREA	02	
NEIGHBORHOOD/LOC	40.00		1.25/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,230	100	1993	1,230	75,429
FOP	20	30	1993	6	368
FOP	150	30	2001	45	2,759
TOTALS	1,400			1,281	78,557

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MICRO BREW	0%	- 2023									
				Heated Area: 1230								
					HX Base Yr							



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	Tax Group: 1		STANDARD
BUILDING MARKET VALUE	Tax Dist:		78,557
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			15,000
TOTAL MARKET VALUE			93,557
SOH/AGL Deduction			5,737
ASSESSED VALUE			87,820
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			87,820
TOTAL JUST VALUE			93,557
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			79,836
5 YR PRCL CH, NC			
5 YR PRCL CH, CHG QUAL, HTTP, AC			
FIXTURES			
5 YR PRCL CH, PU FNDN & FRME, CHG FLOOR, CHG			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000390	SAFETY INSPECTION	0	04/12/2021
19000178	HVAC CO	0	03/26/2019
2013335	USE-CO	0	05/29/2013
028115	PORCH	0	08/27/2001
027559	HOOD	0	03/08/2001
021367	N/A	0	09/10/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1274/0736	7/19/2022	WD	Q	I	01	100,000
GRANTOR: SOPCHOPPY OUTFITTERS/						
GRANTEE: CIVIC BREWING COMPA						
0424/0348	11/02/2001	WD	U	I		100
GRANTOR: MARTIN NELSON L						
GRANTEE: SOPCHOPPY OUTFITTER						

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	0955	PRIVACY FE	0	0	0	120.00	LF	15.00	15.00	100	2001	2001	3	0	0	

TOTAL OB/XF												
0												

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=1993] W25 S50 FOP=[YR=2001] S6 E25 N6 W10												
FOP=[YR=1993] N4 W5 S4 E5 \$ W15\$ E10 N4 E5 S4 E10 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	004510	C	BREWERY	0			25.00	142.00	1.00	LT		1.00	1.00	1.00	15,000.00	15,000.00	15,000								