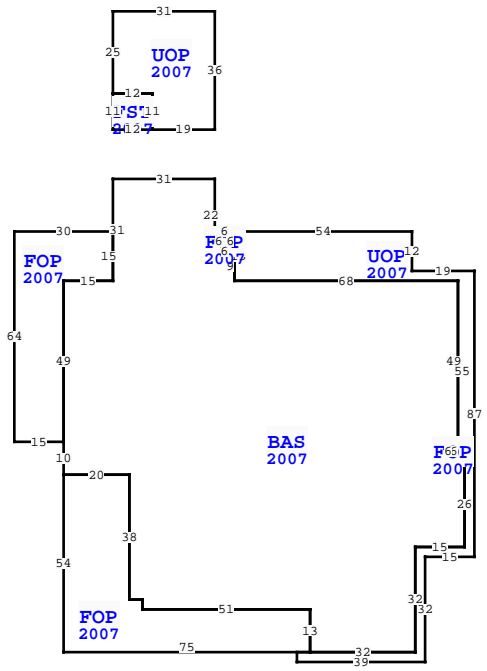


ELEMENT		CD	BUILDING CHARACTERISTICS		
CONSTRUCTION					
Foundation	05	PILE CONCR	100		
Frame	04	REIN CONC	100		
Exterior Wall	22	PRECAST PN	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	12	MODULAR MT	100		
Interior Wall	06	CUST PANEL	100		
Interior Floor	11	CLAY TILE	50		
Interior Floor	12	HARDWOOD	50		
Heating Type	09	ENG F AIR	100		
Air Condition	07	ENG PACKGE	100		
Fixtures			39 100		
Story Height			0 100		
RMS			9 100		
Stories	1.		1. 100		
Class	00	N/A	100		
Units			0 100		
Quality	03	AVERAGE			
DOR CODE	2100	RESTAURANTS/CAFE			
MAP NUM	4	MKT AREA		03	
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	12,386	100	2007	12,386	992,791
FOP	18	30	2007	5	804
FOP	36	30	2007	11	1,770
FOP	1,185	30	2007	356	57,277
FOP	1,807	30	2007	542	87,202
FST	132	45	2007	59	9,493
UOP	984	20	2007	197	31,695
UOP	1,478	20	2007	296	47,624
TOTALS	18,026			13,852	228,657

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2	ANGELOS	0%	- 2024		Heated Area: 12386					HX Base Yr			



WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE		2,228,657			
TOTAL MARKET OB/XF VALUE		52,691			
TOTAL LAND VALUE - MARKET		134,318			
TOTAL MARKET VALUE		2,415,666			
SOH/AGL Deduction		0			
ASSESSED VALUE		2,415,666			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		2,415,666			
TOTAL JUST VALUE		2,415,666			
NCON VALUE		0			
INCOME VALUE		0			
PREVIOUS YEAR MKT VALUE		2,423,789			
MM 5 YR CK, CORR QUAL & YR FOR XFOB LN 1					
CHG ACREAGE, BOUNDARY ADJ, OR 1204 P 79					
COA PER USPS					
5 YR PRCL CK, N/C					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
20071021	COMM HOODS	0	07/18/2007		
2007841	GAS/FRIG,STOVE,ET	0	06/11/2007		
2007824	FIRE SYSTEM	0	06/06/2007		
2007767	SIGN	0	05/23/2007		
2007679	FIRE LINE	0	05/07/2007		
2007633	FIRE ALARM	0	05/01/2007		
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I /	RSN CD	SALE PRICE
1250/0243	1/31/2022	WD Q	Q I	05	2,250,000
GRANTOR: PETRANDIS ANGELO E AK					
GRANTEE: TIDE CREEK HOLDING					
1207/0741	5/07/2021	QC U	I	30	100
GRANTOR: PETRANDIS ANGELO E					
GRANTEE: PETRANDIS ANGELO E					
BUILDING NOTES					
BUILDING DIMENSIONS					
BAS=[YR=2007] W68 N9 W6 N22 PTR= N15 UOP=[YR=2007] N36 W31 S25 E12 S11 FST=[YR=2007] N11 W12 S11 E12\$ E19\$ S15\$ W31 S31 W15 S49 FOP=[YR=2007] N49 E15 N15 W30 S64 E15\$ S10 E20 S38 E4 S3 E51 S13 FOP=[YR=2007] N13 W51 N3 W4 N38 W20 S54 E75\$ UOP=[YR=2007] W4 S3 E39 N32 E15 N87 W19 N12 W54 FOP=[YR=2007] W6 S6 E6 N6\$ S15 E68 S55 FOP=[YR=2007] N6 W3 S6 E3\$ E2 S26 W15 S32 W32\$ E32 N32 E15 N26 W5 N6 E3 N49\$.					

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	4,576.00	SF	6.00	6.00	50	2007	2007	3	50	13,728	
2	0211	CONCRETE W	0	0	0	0	1,782.00	SF	6.00	6.00	50	2007	2007	3	50	5,346	
3	0005	ELEVATOR	0	0	0	0	2.00	UT	29,000.00	29,000.00	50	2007	2007	3	50	29,000	
4	0872	SEAWALL VI	0	0	0	0	243.00	LF	38.00	38.00	50	2007	2007	3	50	4,617	

BLD DATE	09/27/2018	MMJT	LGL DATE	
XF DATE	09/27/2018	MMJT	LAND DATE	09/27/2018 MMJT
INC DATE			AG DATE	
5 MASHES SANDS RD, PANACEA				
TOTAL OB/XF 52,691				

LAND DESCRIPTION														TOTAL OB/XF 52,691										
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	002100	C	RESTAURANT	0			179.00	0.00	179.09	FF		1.00	1.00	1.00	750.00	750.00	134,318							