

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	05	STEEL	100
Exterior Wall	27	PREFIN MTL	70
Exterior Wall	05	HARDIE BRD	30
Roof Structur	01	FLAT	100
Roof Cover	13	GALVALUM	100
Interior Wall	05	DRYWALL	100
Interior Floor		N/A	50
Interior Floor	03	CONC FINSH	50
Heating Type	09	ENG F AIR	100
Air Condition	07	ENG PACKGE	100
Fixtures		7	100
Bathrooms		2	100
Story Height		14	100
RMS		N/A	100
Stories	1.	1.	100
Class	4A	AVERAGE	100
Units		0	100
Quality	03	AVERAGE	
DOR CODE	1100	STORES, 1 STORY	
MAP NUM	1	MKT AREA	09
NEIGHBORHOOD/LOC	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	11,356	100	2023
CAN	135	30	2023
FST	1,404	45	2023
TOTALS	12,895		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	STORE	1STO	0%	- 2024	Heated Area: 11356			HX Base Yr				

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			1,247,095
TOTAL MARKET OB/XF VALUE			79,800
TOTAL LAND VALUE - MARKET			305,939
TOTAL MARKET VALUE			1,632,834
SOH/AGL Deduction			0
ASSESSED VALUE			1,632,834
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,632,834
TOTAL JUST VALUE			1,632,834
NCON VALUE			1,326,895
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			59,400
PHONE AND C/O NAME ADDED TO ADDRESS			
NEW COMMERCIAL BLDG			
S/O LOT 1 OLIVERS TERRACE PH II 2.59 AC TO NEW PRC			
COA PER BG - 4329 BLOXHAM CUTOFF RD			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
BSP23-00007	Building Permit S		10/12/2023
23000221	COMM BLDG-CO	0	06/01/2023

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
1	0208	COMM PARKI	0	0	0	38.00	UT	2,100.00	2,100.00	100	2024	2023		100

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1335/515	10/17/2023	WD Q	Q	I	01	2,129,700
GRANTOR: TERAMORE DEVELOPMENT,						
GRANTEE: REALTY INCOME PROPE						
1310/0204	4/28/2023	WD Q	V		01	399,000
GRANTOR: YOUNG L F JR						
GRANTEE: TERAMORE DEVELOPMEN						

BUILDING NOTES														
BAS=[YR=2023;ORIG=200,10] W132 S58 W18 S2 W6 S20 E58 S7 E7 E27 E6 N7 E58 N80 \$														
CAN=[YR=2023;ORIG=109,97] S5 E27 N5 W27 \$														
FST=[YR=2023;ORIG=68,10] W24 S60 E6 N2 E18 N58 \$														

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	001100	C	STORE ONE ST	0		C2			2.36	AC		1.00	1.00	1.00	129,800.00	129,800.00	305,939							