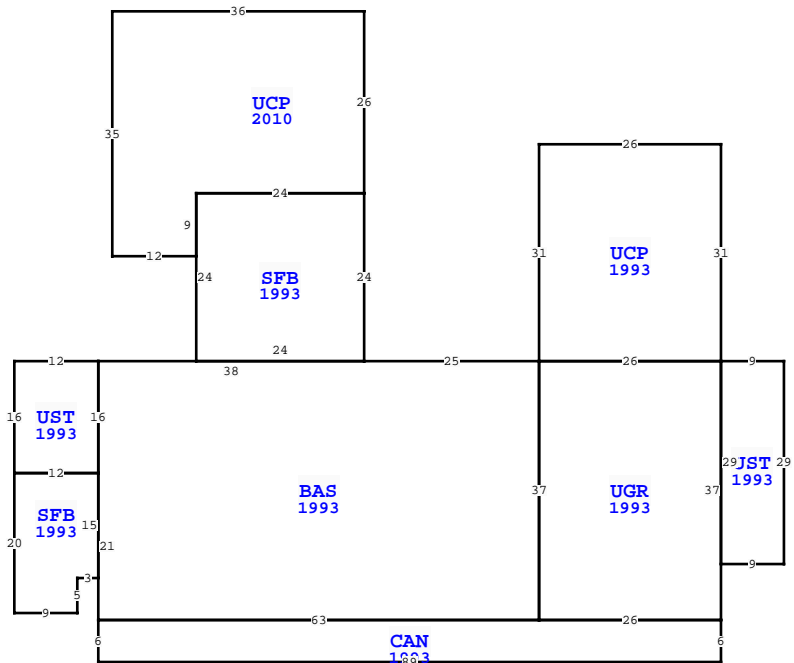


ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	15	MASONRY 100
Exterior Wall	03	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floop	03	CONC FINSH 50
Interior Floop	07	VYL PLANK 50
Ceiling	01	FIN.SUSPD 100
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Fixtures		4 100
Story Height		0 100
RMS		4 100
Stories	1.	1. 100
Class	00	N/A 100
Units		0 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1	STORE RETL	0%	- 0		222,520	1988	1988	0	0	50	35.00	20.00
				Heated Area: 2972				HX Base Yr				



Quality		02 BELOW AVERAGE			
DOR CODE		1100 STORES, 1 STORY			
MAP NUM		2 MKT AREA 10			
NEIGHBORHOOD/LOC		000 1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,331	100	1993	2,331	25,501
CAN	534	30	1993	160	1,750
SFB	225	80	1993	180	1,969
SFB	576	80	1993	461	5,043
UCP	806	20	1993	161	1,761
UCP	1,044	20	2010	209	2,286
UGR	962	40	1993	385	4,212
UST	192	40	1993	77	842
UST	261	40	1993	104	1,138
<b>TOTALS</b>	<b>6,931</b>			<b>4,068</b>	<b>44,504</b>

WAKULLA COUNTY PROPERTY		PAGE 1 of 3		3
VALUATION BY		STANDARD		
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE				90,745
TOTAL MARKET OB/XF VALUE				17,435
TOTAL LAND VALUE - MARKET				444,500
TOTAL MARKET VALUE				552,680
SOH/AGL Deduction				142,863
ASSESSED VALUE				409,817
TOTAL EXEMPTION VALUE				0
BASE TAXABLE VALUE				409,817
TOTAL JUST VALUE				552,680
NCON VALUE				0
INCOME VALUE				0
PREVIOUS YEAR MKT VALUE				493,209

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17000596	RE-ROOF-CO	0	05/01/2017
2012285	REMODEL-CO	0	05/10/2012
2012216	DEMOLITION	0	04/13/2012
2011273	ELECT	0	05/03/2011
2011104	USE	0	02/24/2011
2010881	CARPORT-CO	0	08/23/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0827/0453	6/03/2010	WD	U	I	30	100

GRANTOR: PETTY JIMMY, JEFFREY,  
GRANTEE: THREE BROTHERS INVE  
0305/0378 7/29/1997 WD U I 100  
GRANTOR: PETTY JIMMY R SR  
GRANTEE:

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	9,616.00	SF	6.00	6.00	100	1996	1996	3	20	11,539	
2	0090	CHAINLINK	0	0	0	0	90.00	LF	12.00	12.00	100	1997	1997	3	20	216	
3	0100	6" CHAINLI	0	0	0	0	220.00	LF	19.00	19.00	100	1997	1997	3	20	836	
4	0080	4' CHAINLI	0	0	0	0	160.00	LF	13.00	13.00	100	1997	1997	3	20	416	
5	0955	PRIVACY FE	0	0	0	0	96.00	LF	15.00	15.00	100	1997	1997	3	0	0	
6	0955	PRIVACY FE	0	0	0	0	296.00	LF	15.00	15.00	100	2010	2010	3	60	2,664	
7	0956	PRIVACY FE	0	0	0	0	96.00	LF	19.00	19.00	100	2012	2012	3	52	948	
8	0625	PORT WD UT	0	0	16	10	160.00	SF	6.00	6.00	100	2019	2019	3	85	816	

TOTAL OB/XF													17,435											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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			211.00	250.00	211.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	422,000							
2	001100	C	STORE ONE ST	0			265.00	500.00	1.50	LT		1.00	1.00	1.00	15,000.00	15,000.00	22,500							

**BUILDING NOTES**

**BUILDING DIMENSIONS**  
UCP=[YR=1993] W26 S31 E26 UGR=[YR=1993] W26 BAS=[YR=1993] W25 SFB=[YR=1993] N24 UCP=[YR=2010] N26 W36 S35 E12 N9 E24 \$ W24 S24 E24\$ W38 UST=[YR=1993] W12 S16 E12 N16\$ S16 SFB=[YR=1993] W12 S20 E9 N5 E3 N15\$ S21 E63 N37\$ S37 CAN=[YR=1993] W63 S6 E89 N6 W26\$ E26 N37\$ UST=[YR=1993] S29 E9 N29 W9 \$ N31\$.

ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	05	STEEL		100	
Exterior Wall	24	CORG	METAL	100	
Roof Structure	01	FLAT		100	
Roof Cover	01	MINIMUM		100	
Interior Wall	01	MINIMUM		50	
Interior Wall	05	DRYWALL		50	
Interior Floor	03	CONC	FINSH	50	
Interior Floor	14	CARPET		50	
Heating Type	04	AIR	DUCTED	100	
Air Condition	03	CENTRAL		100	
Fixtures		2		100	
Story Height		12		100	
RMS		4		100	
Stories	1.	1.		100	
Class	00	N/A		100	
Units		0		100	
Quality	08	FAIR			
DOR CODE	1100	STORES,		1	STORY
MAP NUM	2	MKT AREA		10	
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,850	100	1993	2,850	29,433
UOP	120	20	1993	24	248
UST	360	40	1993	144	1,487
UST	2,150	40	1993	860	8,881
TOTALS	5,480			3,878	40,049

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	WAREHOUSE	0%	- 0								
Heated Area: 2850						HX Base Yr					

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			90,745
TOTAL MARKET OB/XF VALUE			17,435
TOTAL LAND VALUE - MARKET			444,500
TOTAL MARKET VALUE			552,680
SOH/AGL Deduction			142,863
ASSESSED VALUE			409,817
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			409,817
TOTAL JUST VALUE			552,680
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			493,209
INT, FLOOR, A/C & EYB, PU XFOB LN 7			
REAR PORTION OF BLDG IS STORAGE, CHG QUAL,			
RENOVATED AND IS BEING USED FOR INTERNET CAFE			
5 YR PRCL CH, FRONT PORTION OF BLDG 2 WAS			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2010832	REMODEL-CO	0	08/06/2010
2010816	USE PRMT	0	07/30/2010
2008116	ELEC SERV UPGDE	0	02/11/2008
2007134	350 AMP ELEC SERV	0	01/30/2007
200754	INSTALL REMEDIATI	0	01/12/2007
20061904	ELEC TO SIGN	0	11/30/2006
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD
0827/0453	6/03/2010	WD U	I 30
GRANTOR: PETTY JIMMY, JEFFREY,			
GRANTEE: THREE BROTHERS INVE			
0305/0378	7/29/1997	WD U	I
GRANTOR: PETTY JIMMY R SR			
GRANTEE:			
BUILDING NOTES			
BUILDING DIMENSIONS			
UST=[YR=1993] W50 S33 UOP=[YR=1993] W12 S10 E12 N10\$ S10			
UST=[YR=1993] W12 S30 E12 N30\$ BAS=[YR=1993] S57 E50 N57 W50\$ E50 N43\$.			

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
2219 CRAWFORDVILLE HWY, CRAWFORDVILLE											
BLD DATE 09/24/2020 RTJT LGL DATE 09/24/2020 RTJT											
XF DATE 09/24/2020 RTJT LAND DATE 09/24/2020 RTJT											
INC DATE AG DATE											

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
0																								

4.26 ACRES M/L IN SEC 19-3S-1W  
P-6-5-M-59C  
OR 115 P 899 OR 181 P 673

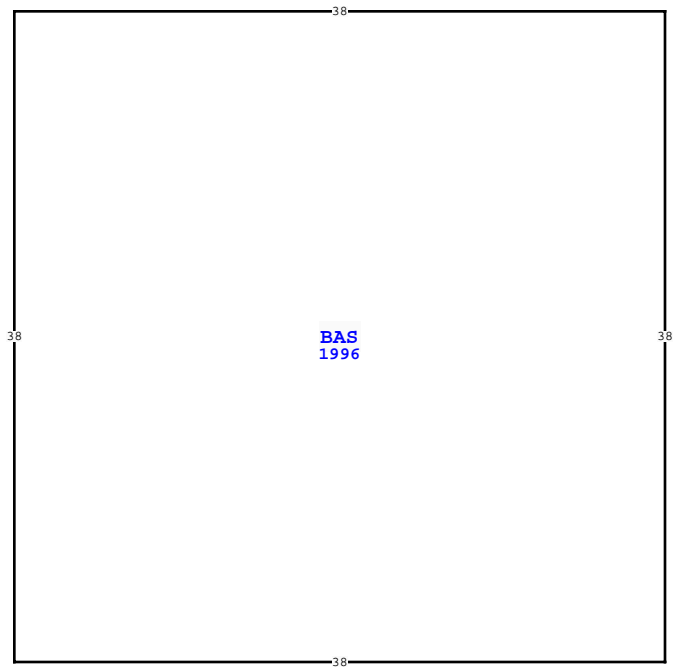
THREE BROTHERS INVESTMENT PROPERTIES LLC  
5411 COASTAL HWY  
CRAWFORDVILLE, FL 32327

**2024**

19-3S-01W-000-04524-005  


ELEMENT	CD	CONSTRUCTION
Foundation	00	N/A 100
Frame		N/A 100
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Heating Type	01	NONE 100
Air Condition	01	NONE 100
Fixtures		4 100
Story Height		0 100
RMS		3 100
Stories	1.	1. 100
Class	00	N/A 100
Units		0 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
6700	04	1,444	16.3800	10.09	14,570	1988	2000		0	57.50	42.50	
3 SERV SHOP 0% - 0 Heated Area: 1444 HX Base Yr												



Quality	01	MINIMUM			
DOR CODE	1100	STORES, 1 STORY			
MAP NUM	2	MKT AREA 10			
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,444	100	1996	1,444	6,192
TOTALS	1,444			1,444	6,192

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 3 of 3
VALUATION BY			STANDARD
Tax Group: 3			Tax Dist:
BUILDING MARKET VALUE			90,745
TOTAL MARKET OB/XF VALUE			17,435
TOTAL LAND VALUE - MARKET			444,500
TOTAL MARKET VALUE			552,680
SOH/AGL Deduction			142,863
ASSESSED VALUE			409,817
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			409,817
TOTAL JUST VALUE			552,680
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			493,209
2011 TRIM RET. UTF CHG MAIL. SUNBIZ REMAIL TRIM			
OF UT'S XFOB LN 1			
5 YR PRCL CH, PU XFOB LN 6, NEW TRAV, CHG #			
TRIM RETURNED/UTF			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061415	SIGN	0	08/29/2006
31695	SIGN	0	04/20/2004
027270	SEWER	0	12/14/2000
027251	SEWER	0	12/08/2000
025790	RENOV	0	10/12/1999
18615	N/A	0	06/13/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0827/0453	6/03/2010	WD	U	I	30	100
GRANTOR: PETTY JIMMY, JEFFREY,						
GRANTEE: THREE BROTHERS INVE						
0305/0378	7/29/1997	WD	U	I		100
GRANTOR: PETTY JIMMY R SR						
GRANTEE:						

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							
2219 CRAWFORDVILLE HWY, CRAWFORDVILLE																							

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=1996] W38 S38 E38 N38 \$.												

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	