

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR	SLAB 100
Frame	02	WOOD	FRAME 100
Exterior Wall	16	WD FR	STUC 90
Exterior Wall	19	COMMON	BRK 10
Roof Structur	01	FLAT	100
Roof Cover	04	BUILT-UP	100
Interior Wall	05	DRYWALL	60
Interior Wall	06	CUST PANEL	40
Interior Floo	11	CLAY TILE	100
Heating Type	04	AIR DUCTED	100
Air Condition	04	ROOF TOP	100
Fixtures	14	100	
Story Height	0	100	
RMS	5	100	
Stories	1.	1.	100
Class	00	N/A	100
Units	0	100	
Quality	03	AVERAGE	
DOR CODE	2200	DRIVE THRU REST	
MAP NUM	2	MKT AREA	10
NEIGHBORHOOD/LOC	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	3,413	100	2010
CAN	28	30	2010
CAN	32	30	2010
CAN	32	30	2010
CAN	32	30	2010
CAN	32	30	2010
CAN	48	30	2010
CAN	92	30	2010
CAN	104	30	2010
PTO	200	5	2010
TOTALS	4,013		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	FAST FOOD	0%	- 0	204.94	726,307	2010	2010	0	0	16.00	84.00
Heated Area: 3413 HX Base Yr											
BLD DATE	03/01/2022		JSJS	LGL DATE	04/26/2017		RTRT				
XF DATE	03/01/2022		JSJS	LAND DATE	04/26/2017		RTRT				
INC DATE											

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY				STANDARD		
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				610,098		
TOTAL MARKET OB/XF VALUE				33,631		
TOTAL LAND VALUE - MARKET				487,500		
TOTAL MARKET VALUE				1,131,229		
SOH/AGL Deduction				458,957		
ASSESSED VALUE				672,272		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				672,272		
TOTAL JUST VALUE				1,131,229		
NCON VALUE				0		
INCOME VALUE				0		
PREVIOUS YEAR MKT VALUE				875,710		
2024 TRIM RTS						
COA PER USPS FORM 3547						
5 YR PRCL CH, N/C						
COA PER OWNER						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
2010139	SIGN ELECT	0	03/08/2010			
2010125	FIRE SUPPRESSION	0	03/04/2010			
201073	ELEC	0	02/10/2010			
201023	MECH	0	01/13/2010			
20091006	ELECT	0	12/22/2009			
20091004	PLUMB	0	12/22/2009			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0822/0767	4/09/2010	WD	U	I	15	1,520,400
GRANTOR: IHDG HOLDINGS II, LLC						
GRANTEE: SUNSHINE REALTY MAN						
0812/0629	12/08/2009	WD	Q	V	01	275,000
GRANTOR: CARTER R.H. & TURNER						
GRANTEE: IHDG HOLDINGS II, L						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2010] W21 N21 W20 S6 CAN=[YR=2010] W4 S8 E4 N8\$ S41 CAN=[YR=2010] W4 S8 E4 N8\$ S24 E2 CAN=[YR=2010] S26 E4 N26 W4\$ E4 S29 E5 CAN=[YR=2010] S4 E7 N4 W7\$ E12 S4 E3 CAN=[YR=2010] S4 E12 N4 W12\$ E15 PTR=S10 PTO=[YR=2010] W20 S10 E20 N10\$ N10\$ N2 CAN=[YR=2010] E4 N8 W4 S8\$ N10 CAN=[YR=2010] E4 N8 W4 S8\$ N10 W6 N1 CAN=[YR=2010] E4 N23 W4 S23\$ N23 E6 N37\$.						

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	0920	LIGHT POST	0	0	0	5.00	UT	2,500.00	2,500.00	100	2010	2010	3	43	5,375	
2	0250	ASPHALT AV	0	0	0	15,180.00	SF	2.00	2.00	100	2010	2010	3	43	13,055	
3	0210	CONCRETE D	0	0	0	3,026.00	SF	6.00	6.00	100	2010	2010	3	43	7,807	
4	0211	CONCRETE W	0	0	0	2,021.00	SF	6.00	6.00	100	2010	2010	3	43	5,214	
5	0080	4' CHAINLI	0	0	0	390.00	LF	13.00	13.00	100	2010	2010	3	43	2,180	
TOTALS															33,631	

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
1	002200	C	FAST FOOD	0			0.00	0.00	195.00	FF		1.00	1.00	1.00	2,500.00	2,500.00	487,500							