



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100	6700	04		
05	STEEL 100				
25	MOD METAL 100				
03	GABLE/HIP 100				
12	MODULAR MT 100				
05	DRYWALL 100				
03	CONC FINSH 100				
04	AIR DUCTED 100				
03	CENTRAL 100				
4	100				
0	100				
7	100				
1.	1.100				
00	N/A 100				
0	100				
03	AVERAGE				
2700	VEH SALE/REPAIR				
2	MKT AREA	10			
000	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,500	100	1999	2,500	91,386
BAS	1,750	100	2000	1,750	63,971
TOTALS	4,250			4,250	155,356

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SERV SHOP	0% - 0		53.17	225,972	1998	1998	0	0	31.25	68.75
Heated Area: 4250						HX Base Yr					
BLD DATE 04/09/2019 RTSS LGL DATE 04/09/2019 RTSS XF DATE 04/09/2019 RTSS AG DATE 04/09/2019 RTSS INC DATE											

WAKULLA COUNTY PROPERTY				
VALUATION SUMMARY			PAGE 1 of 2	
VALUATION BY		STANDARD		
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE		191,758		
TOTAL MARKET OB/XF VALUE		10,846		
TOTAL LAND VALUE - MARKET		840,000		
TOTAL MARKET VALUE		1,042,604		
SOH/AGL Deduction		479,795		
ASSESSED VALUE		562,809		
TOTAL EXEMPTION VALUE		0		
BASE TAXABLE VALUE		562,809		
TOTAL JUST VALUE		1,042,604		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		555,345		
REMOVE SS FROM NOTC ON PRCL SCREEN				
5 YR PRCL CK, N/C				
SIZE XFOB LN 4				
5 YR PRCL CH, PU FNDN & FRME, CHG CODE &				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
OBN24-00020	GROUND SIGN-CC		04/17/2024	
17000567	MECH	0	04/25/2017	
027135	ADDIT	0	10/31/2000	
026464	WRHSE	0	04/19/2000	
023268	SIGN	0	02/24/1998	
22604	N/A	0	08/13/1997	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD	SALE PRICE
1346/0319	2/08/2024	WD Q	I 01	2,000,000
GRANTOR: BELLAMY'S OUTDOOR SPO				
GRANTEE: R GATES HOLDINGS LL				
1110/0654	5/21/2019	QC U	I 30	100
GRANTOR: BELLAMY LOUIS OWEN JR				
GRANTEE: BELLAMY'S OUTDOOR S				

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	2,750.00	SF	6.00	6.00	100	2000	2000	3	20	3,300	
2	0250	ASPHALT AV	0	0	0	5,342.00	SF	2.00	2.00	100	1998	1998	3	20	2,137	
3	0100	6" CHAINLI	0	0	0	1,100.00	LF	19.00	19.00	100	1998	1998	3	20	4,180	
4	0955	PRIVACY FE	0	0	0	450.00	LF	15.00	15.00	100	2000	2000	3	0	0	
5	0700	PORT BLDG	0	0	20	240.00	SF	8.00	8.00	100	2005	2005	3	64	1,229	
TOTALS															10,846	

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	002500	C	SRVC SHOPS	0		C2	0.00	0.00	280.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	840,000							

