23-5S-2W P-1-1-M-53C
LYING IN NE 1/4 OF SE 1/4
OR 36 P 706 & OR 100 P 210

AMERICAN TOWER MANAGEMENT INC
PO BOX 723597, TOWER SITE # 88460
ATLANTA, GA 31139

**2024**

23-5S-02W-000-02812-000

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
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| | | | |
|---|---|---|---|
| DOR CODE | 9101 | TWR TRANSMISSION | |
| MAP NUM | 4 | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 000 | 1.00/ | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| | | | | | |
| TOTALS | | | | | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

174 OTTER LAKE RD, PANACEA

| | | | |
|---|---|---|---|
| BLD DATE | 11/18/2021 MMMM | LGL DATE | 11/18/2021 MMMM |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 50,000 |
| TOTAL MARKET VALUE | 50,000 |
| SOH/AGL Deduction | 36,163 |
| ASSESSED VALUE | 13,837 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 13,837 |
| TOTAL JUST VALUE | 50,000 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 40,000 |

5 YR PRCL CH, N/C

5 YR PRCL CK N/C

ADD ADDRESS

PU XFOB LN 2

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| OBN24-00037 | CANOPY OVER EQUIP | | 08/08/2024 |
| OBN23-00020 | MODIFICATION TO C | | 06/12/2023 |
| 22000242 | CELL MAINTENANCE- | 0 | 08/15/2022 |
| OBN21-00018 | CELL TOWER-CC | 0 | 07/21/2021 |
| 18000886 | GENERATOR-CO | 0 | 03/05/2019 |
| 18000708 | CELL TOWER | 0 | 07/16/2018 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0378/0809 | 4/24/2000 | QC | U | I | | 62,811 |
| GRANTOR: AT&T COMMUNICATIONS O | | | | | | |
| GRANTEE: AMERICAN TOWER MANA | | | | | | |
| 0100/0210 | 11/01/1983 | QC | U | I | | 100 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

## EXTRA FEATURES

| LN | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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## LAND DESCRIPTION

TOTAL OB/XF 0

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 009101 | C | UTILITY TOWE | 0 | | R1 | 0.00 | 0.00 | 2.00 | AC | | 1.00 | 1.00 | 1.00 | 25,000.00 | 25,000.00 | 50,000 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
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REVIEW DATE 11/18/2021 BY MMMM Total Acres: 2.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 06/24/2026 BY SYS