

ALLENS ADDITION  
 BLOCK A LOTS 4 & 5  
 OR 46 P 89 & OR 98 P 612

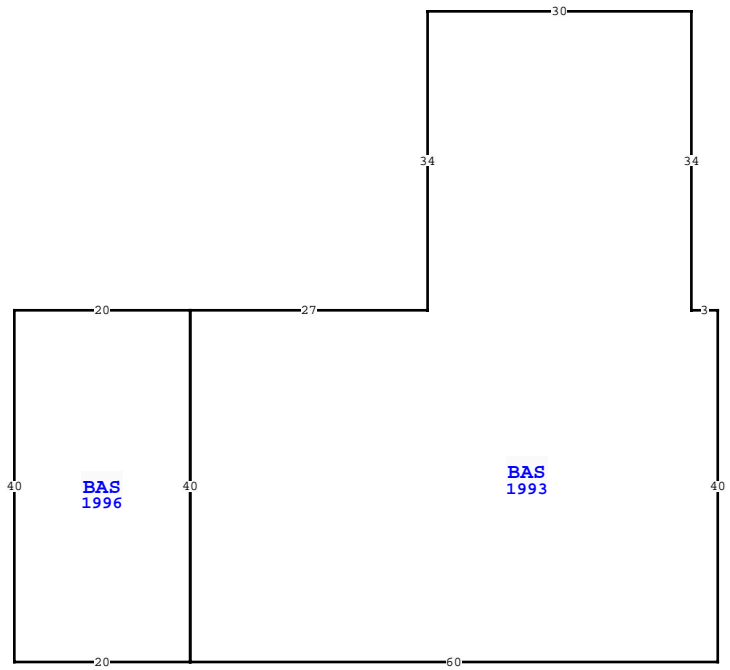
SALTWATER HUSTLE LLC  
 P O BOX 145  
 PANACEA, FL 32346

**2024**

24-5S-02W-045-03003-000  


ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	03	MASONRY		100	
Exterior Wall	15	CONC	BLOCK	100	
Roof Structur	03	GABLE/HIP		100	
Roof Cover	13	GALVALUM		100	
Interior Wall	01	MINIMUM		100	
Interior Floo	03	CONC	FINSH	100	
Ceiling	01	FIN.	SUSPD	100	
Heating Type	04	AIR	DUCTED	100	
Air Condition	03	CENTRAL		100	
Fixtures				5 100	
Common Wall				60 100	
Story Height				0 100	
RMS				1 100	
Stories	1.			1. 100	
Class	00			N/A 100	
Units				0 100	
Quality	03	AVERAGE			
DOR CODE	1100 STORES, 1 STORY				
MAP NUM	4	MKT AREA			04
NEIGHBORHOOD/LOC	56.00		1.30/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,420	100	1993	3,420	121,022
BAS	800	100	1996	800	28,309
TOTALS	4,220			4,220	149,331

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	STORE RETL	0%	- 0		266,662	1975	1979	0	0	44.00	56.00
Heated Area: 4220 HX Base Yr											



WAKULLA COUNTY PROPERTY				
VALUATION SUMMARY			PAGE 1 of 2	
VALUATION BY		STANDARD		
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE		275,846		
TOTAL MARKET OB/XF VALUE		3,786		
TOTAL LAND VALUE - MARKET		195,000		
TOTAL MARKET VALUE		474,632		
SOH/AGL Deduction		213,175		
ASSESSED VALUE		261,457		
TOTAL EXEMPTION VALUE		0		
BASE TAXABLE VALUE		261,457		
TOTAL JUST VALUE		474,632		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		480,143		
TP 3500 EYB1993				
ADD XFOB 0250 BLDG SEQ2 NEW TRAV & MDL 04				
OFFICE VISIT XFOB 0250 YRBLT 2015				
COA PER TCO				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
200560	RENOVATE	0	01/24/2005	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD	SALE PRICE
1183/0401	12/14/2020	WD Q	I 05	1,140,000
GRANTOR: CRUM'S SERVICE INC				
GRANTEE: SALTWATER HUSTLE LL				
0098/0612	10/01/1983	QC U	I	100
GRANTOR:				
GRANTEE:				
BUILDING NOTES				
BUILDING DIMENSIONS				
BAS=[YR=1993] W3 N34 W30 S34 W27 S40 BAS=[YR=1996] N40 W20 S40 E20\$ E60 N40\$.				

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	0211	CONCRETE W	0	0	12	6			7.80	100	2019	2019	3	85	477	
2	0250	ASPHALT AV	0	0	0	0			2.60	100	2015	2015	3	67	1,975	
3	0620	WOOD UTL B	0	0	28	13			7.80	100	2011	2011	3	47	1,334	

TOTAL OB/XF											
3,786											
1315 COASTAL HWY, PANACEA											
BLD DATE		08/16/2018		MMSR		LGL DATE		08/16/2018		MMSR	
XF DATE		04/05/2022		MM		LAND DATE					
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	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			50.00	137.00	100.00	FF		1.00	1.00	1.30	1,500.00	1,950.00	195,000							

ALLENS ADDITION  
 BLOCK A LOTS 4 & 5  
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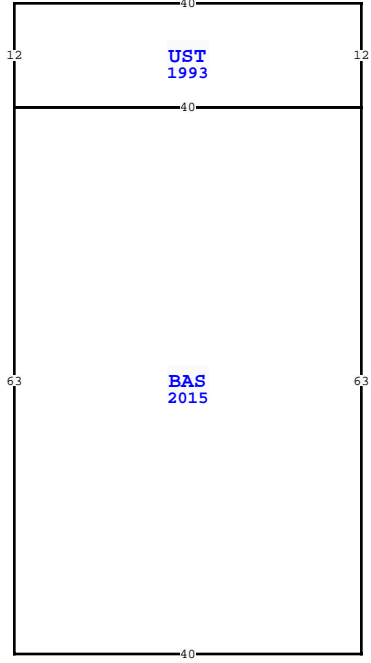
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 PANACEA, FL 32346

**2024**

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ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
05	STEEL 100				
27	PREFIN MTL 100				
03	GABLE/HIP 100				
12	MODULAR MT 100				
01	MINIMUM 100				
03	CONC FINSH 100				
01	FIN.SUSPD 100				
01	NONE 100				
01	NONE 100				
00	N/A 100				
00	0 100				
03	AVERAGE				
DOR CODE 1100		STORES, 1 STORY			
4	MKT AREA	04			
NEIGHBORHOOD/LOC 56.00		1.30/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,520	100	2015	2,520	117,558
UST	480	40	1993	192	8,957
TOTALS	3,000			2,712	126,515

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
3500	04	2,712	67.5480	74.64	202,424	1976	1993	0	0	37.50	62.50
2 STORE RETL 0% - 0 Heated Area: 2520 HX Base Yr											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 2
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		275,846	
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TOTAL LAND VALUE - MARKET		195,000	
TOTAL MARKET VALUE		474,632	
SOH/AGL Deduction		213,175	
ASSESSED VALUE		261,457	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		261,457	
TOTAL JUST VALUE		474,632	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		480,143	
PU CORR TRAV, PU XFOB LN 2, N/C CARD 2			
PU FNDN & FRME CARD 2, DEL XFOB LN 2			
5 YR PRCL CH, PU FNDN & FRME, CHG RCVR CARD 1			
LAND REVAL PER 2010 SALES STUDY (JB/HC)			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1183/0401	12/14/2020	WD	Q	I	05	1,140,000
GRANTOR: CRUM'S SERVICE INC						
GRANTEE: SALTWATER HUSTLE LL						
0098/0612	10/01/1983	QC	U	I		100
GRANTOR:						
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
1315 COASTAL HWY, PANACEA																

BLD DATE				MMSR		LGL DATE	
XF DATE				MM		LAND DATE	
INC DATE						AG DATE	
08/16/2018						08/16/2018	
04/05/2022						MMSR	

BUILDING NOTES											

BUILDING DIMENSIONS											
UST=[YR=1993] W40S12E40BAS=[YR=2015] W40 S63E40N63\$N12\$.											

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