

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

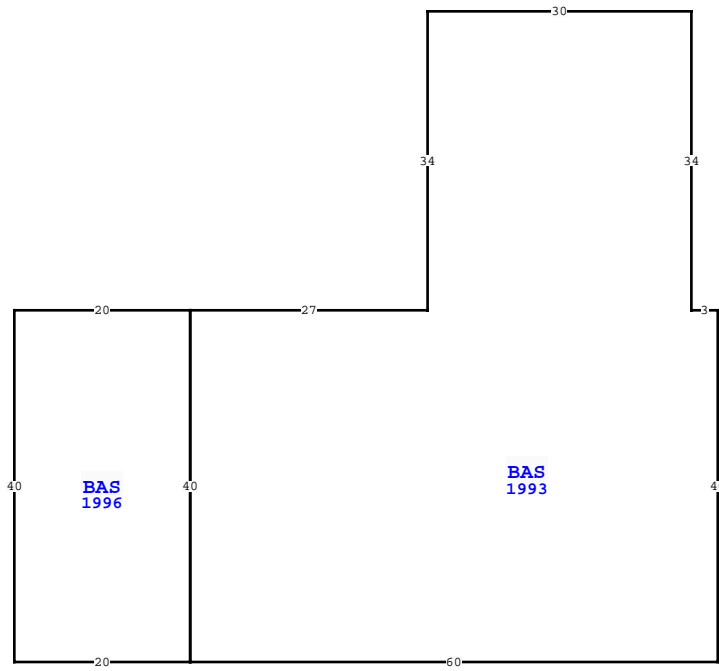
SALTWATER HUSTLE LLC  
P O BOX 145  
PANACEA, FL 32346

**2024**

24-5S-02W-045-03003-000  
WAKULLA COUNTY PROPERTY

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
3500	04	4,220	57.1856	63.19	266,662	1975	1979	0	0	44.00	56.00
1 STORE RETL 0% - 0 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 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
1	0211	CONCRETE W	0	0	12	6	72.00	SF	7.80	7.80	100
2	0250	ASPHALT AV	0	0	0	0	1,134.00	SF	2.60	2.60	100
3	0620	WOOD UTL B	0	0	28	13	364.00	SF	7.80	7.80	100

TOTAL OB/XF											
3,786											
BLD DATE	08/16/2018	MMSR	LGL DATE	08/16/2018	MMSR						
XF DATE	04/05/2022	MM	LAND DATE								
INC DATE			AG DATE								

BUILDING NOTES						
BAS=[YR=1993] W3 N34 W30 S34 W27 S40 BAS=[YR=1996] N40 W20 S40 E20\$ E60 N40\$.						

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							

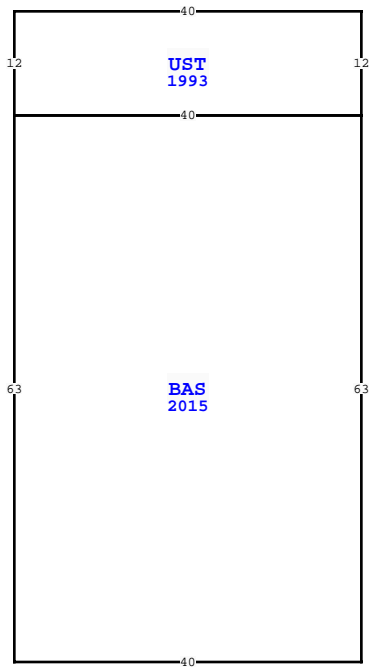
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SALTWATER HUSTLE LLC  
 P O BOX 145  
 PANACEA, FL 32346

**2024**

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


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	05	STEEL	100
Exterior Wall	27	PREFIN MTL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	01	MINIMUM	100
Interior Floo	03	CONC FINSH	100
Ceiling	01	FIN.SUSPD	100
Heating Type	01	NONE	100
Air Condition	01	NONE	100
Story Height		0	100
RMS		1	100
Stories		0	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
BAS	2,520	100	2015
UST	480	40	1993
TOTALS	3,000		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	STORE RETL	0%	0	74.64	202,424	1976	1993	0	0	37.50	62.50
Heated Area: 2520 HX Base Yr											
											
BLD DATE	08/16/2018	MMSR	LGL DATE	08/16/2018	MMSR						
XF DATE	04/05/2022	MM	LAND DATE								
INC DATE			AG DATE								

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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

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

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