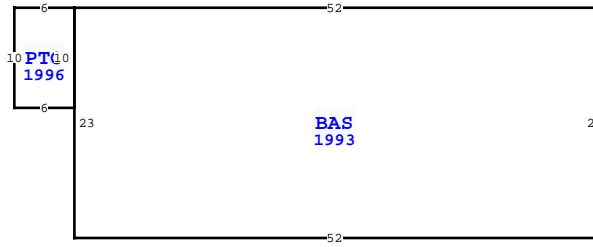
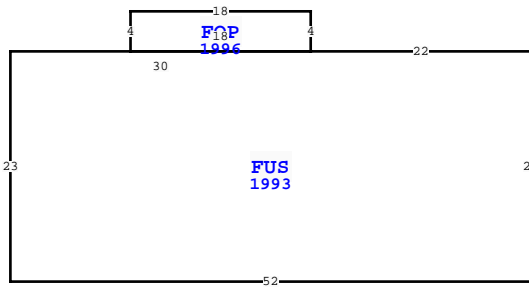




ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	04	PLYWOOD 30
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2 100
Story Height		0 100
Stories	2.	2. 100
Units		0 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,417	108.6000	103.17	249,362	1963	1963		0	0	60.00	40.00		
1 SINGLE FAM 0% - 2024 Heated Area: 2392 HX Base Yr														



Quality	03	AVERAGE			
DOR CODE	1200	MIX/STOR/OFFIC/RESID			
MAP NUM	4	MKT AREA 04			
NEIGHBORHOOD/LOC	45.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,196	100	1993	1,196	49,356
FOP	72	30	1996	22	908
FUS	1,196	100	1993	1,196	49,356
PTO	60	5	1996	3	124
TOTALS	2,524			2,417	99,745

1273 COASTAL HWY, PANACEA

BLD DATE	11/29/2018	MMSS	LGL DATE	
XF DATE	08/01/2013	MMSR	LAND DATE	11/29/2018
INC DATE			AG DATE	MMSS

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			116,003
TOTAL MARKET OB/XF VALUE			9,189
TOTAL LAND VALUE - MARKET			293,500
TOTAL MARKET VALUE			418,692
SOH/AGL Deduction			0
ASSESSED VALUE			418,692
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			418,692
TOTAL JUST VALUE			418,692
NCON VALUE			4,045
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			238,146
FR 5 YR CK 6/27/23 - PU XFOB.			
CHANGE USE TO 1200 MIX USE			
5 YR PRCL CK, DEL XFOB LN 15			
DC OR 1099 P 673 BURL DAVID VAUGHN			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB24-000217	ROOF OVER/METAL B		04/10/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1333/0151	10/13/2023	WD	Q	I	01	631,000
GRANTOR: VAUGHN DAVID K & VAUG						
GRANTEE: ALL ABOUT STORAGE L						
1099/0677	2/06/2019	QC	U	I	30	100
GRANTOR: VAUGHN BURLE D & HELE						
GRANTEE: VAUGHN DAVID K & MI						

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	0080	4' CHAINLI	0	0	0	0	300.00	LF	13.00	13.00	100	1980	1980	3	20	780	
3	0620	WOOD UTL B	0	0	20	16	320.00	SF	6.00	6.00	100	1980	1980	3	20	384	
4	0211	CONCRETE W	0	0	48	2	96.00	SF	6.00	6.00	100	1990	1990	3	20	115	
5	0211	CONCRETE W	0	0	36	16	576.00	SF	6.00	6.00	100	1993	1993	3	20	691	
6	0080	4' CHAINLI	0	0	0	0	525.00	LF	13.00	13.00	100	1995	1995	3	20	1,365	
7	0600	GRN HSE FA	0	0	8	6	48.00	SF	4.00	4.00	100	1990	1990	3	20	38	
8	0250	ASPHALT AV	0	0	50	27	1,350.00	SF	2.00	2.00	100	1984	1984	3	20	540	
9	0210	CONCRETE D	0	0	38	18	684.00	SF	6.00	6.00	100	1998	1998	3	20	821	
10	0055	PORTABLE C	0	0	38	18	684.00	SF	3.00	3.00	100	1998	1998	3	20	410	
16	0210	CONCRETE D	0	0	10	50	500.00	SF	6.00	6.00	100	2024	1998	AV	20	600	

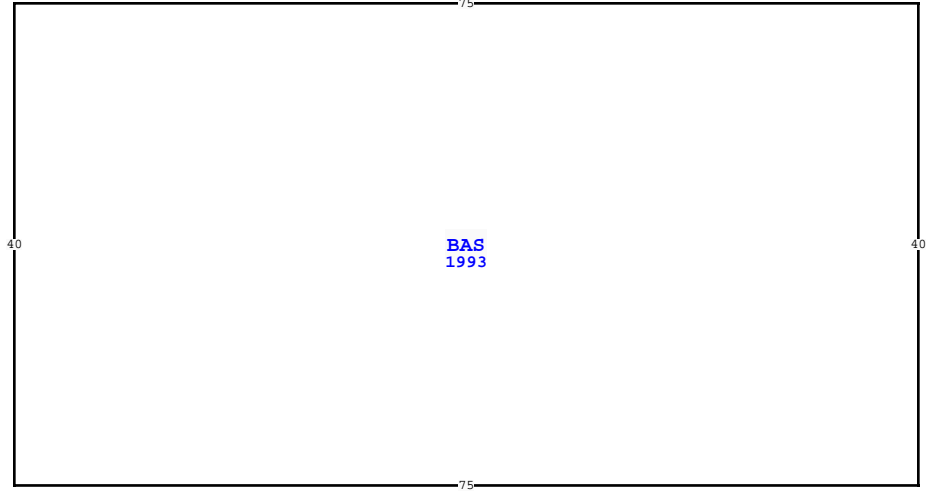
BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=1993] W52 PTO=[YR=1996] W6 S10 E6 N10\$ S23 E52 N23\$ PTR= N15 FUS=[YR=1993] N23 W22 FOP=[YR=1996] N4 W18 S4 E18\$ W30 S23 E52\$ S15\$.			

LAND DESCRIPTION																								
TOTAL OB/XF 5,744																								
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	51.00	115.00	150.00	FF		1.00	1.00	1.00	1,500.00	1,500.00	225,000							
2	001000	C	VAC COMMERCI	0		C2	51.00	115.00	3.00	LT		1.00	1.00	1.00	6,000.00	6,000.00	18,000							
3	000100	C	SFR	0		C2	51.00	115.00	4.00	LT		1.00	1.00	1.00	12,625.00	12,625.00	50,500							

ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	05	STEEL 100
Exterior Wall	24	CORG METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Heating Type	01	NONE 100
Air Condition	01	NONE 100
Plumbing		2 100
Story Height		0 100
RMS		4 100
Stories	1.	1. 100
Units		0 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2	WAREHOUSE	0%	- 2024									Heated Area: 3000	HX Base Yr



Quality	04	ABOVE AVERAGE			
DOR CODE	1200MIX/STOR/OFFIC/RESID				
MAP NUM	4	MKT AREA 04			
NEIGHBORHOOD/LOC	45.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,000	100	1993	3,000	16,258
TOTALS	3,000			3,000	16,258

1273 COASTAL HWY, PANACEA

BLD DATE	11/29/2018	MMSS	LGL DATE	
XF DATE	08/01/2013	MMSR	LAND DATE	11/29/2018
INC DATE			AG DATE	MMSS

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
17	0210	CONCRETE D	0	0	5	40	200.00	SF	6.00	6.00	100	2024	1998	AV	20	240	
18	0955	PRIVACY FE	0	0	0	0	218.00	LF	15.00	15.00	100	2024	2021	AV	98	3,205	

WAKULLA COUNTY PROPERTY				PAGE 2 of 2	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				116,003	
TOTAL MARKET OB/XF VALUE				9,189	
TOTAL LAND VALUE - MARKET				293,500	
TOTAL MARKET VALUE				418,692	
SOH/AGL Deduction				0	
ASSESSED VALUE				418,692	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				418,692	
TOTAL JUST VALUE				418,692	
NCON VALUE				4,045	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				238,146	
5 YR PRCL CH, N/C					
CHG LAND PER JB					
ADDRESS CARD 2 IS 1281 COASTAL HWY					
& HEIGHT (DOES NOT APPLY), PU FIXTURES,					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1333/0151	10/13/2023	WD	Q	I	01	631,000
GRANTOR: VAUGHN DAVID K & VAUG						
GRANTEE: ALL ABOUT STORAGE L						
1099/0677	2/06/2019	QC	U	I	30	100
GRANTOR: VAUGHN BURLE D & HELE						
GRANTEE: VAUGHN DAVID K & MI						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1993] W75 S40 E75 N40 \$.

LAND DESCRIPTION														TOTAL OB/XF											3,445
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	