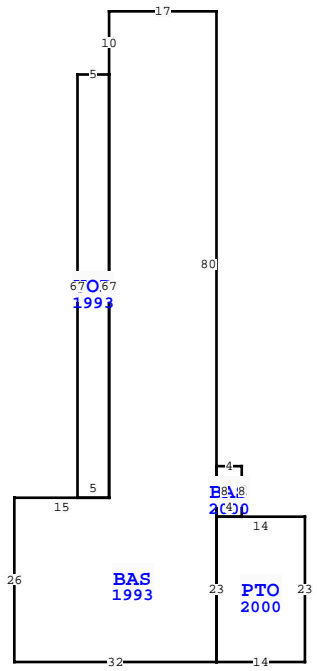


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	01	WOOD FRAME	100
Frame	02	WOOD FRAME	100
Exterior Wall	16	WD FR STUC	60
Exterior Wall	08	WD ON PLY	40
Roof Structur	03	GABLE/HIP	100
Roof Cover	13	GALVALUM	100
Interior Wall	05	DRYWALL	100
Interior Floo	08	SHT VINYL	100
Heating Type	02	CONVECTION	100
Air Condition	02	WINDOW	100
Fixtures		25	100
Story Height		0	100
RMS		7	100
Units		0	100
Quality	02	BELOW AVERAGE	
DOR CODE	3900	HOTELS AND MOTELS	
MAP NUM	4	MKT AREA	04
NEIGHBORHOOD/LOC	57.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,141	100	1993
BAS	32	100	2000
PTO	322	5	2000
UOP	335	15	1993
TOTALS	2,830		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOTEL LOW	0% - 0		37.54	84,052	1945	1975	0	0	55.20	44.80
Heated Area: 2173 HX Base Yr											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		80,880	
TOTAL MARKET OB/XF VALUE		3,824	
TOTAL LAND VALUE - MARKET		63,000	
TOTAL MARKET VALUE		147,704	
SOH/AGL Deduction		0	
ASSESSED VALUE		147,704	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		147,704	
TOTAL JUST VALUE		147,704	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		148,301	
TO NON-LIVEABLE			
5 YR PRCL CK, DEL XFOB LN 3, CHG BLDG CODE			
FIXT			
LIVABLE AS IS, PU FNDN & FRME, CORR QUAL, PU			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2007501	REPAIR STUCCO	0	04/13/2007
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
1207/0393	5/03/2021	WD Q	I 01
GRANTOR: BROWN CHARLES G JR &		SALE PRICE	
GRANTEE: SWELL REAL ESTATE I		146,000	
0912/0421	6/07/2013	WD U	I 12
GRANTOR: CENTENNIAL BANK		40,000	
GRANTEE: BROWN CHARLES G JR			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=1993] W17 S10 UOP=[YR=1993] W5 S67 E5 N67\$ S67 W15 S26 E32 PTO=[YR=2000] E14 N23 W14 S23\$ N23 BAS=[YR=2000] E4 N8 W4 S8\$ N80\$.			

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
1	0211	CONCRETE W	0	0	129	3		6.00	100	1970	1970
2	0210	CONCRETE D	0	0	0			6.00	100	1996	1996

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	003900	C	MOTEL	0			120.00	150.00	120.00	FF		1.00	1.00	1.00	425.00	425.00	51,000							
2	003900	C	MOTEL	0			120.00	150.00	3.00	LT		1.00	1.00	1.00	4,000.00	4,000.00	12,000							

PANACEA MINERAL SPRINGS UNIT 1  
 BLOCK 3 LOTS 1 2 3 12 & 20  
 OR 48 P 818 OR 212 P 563

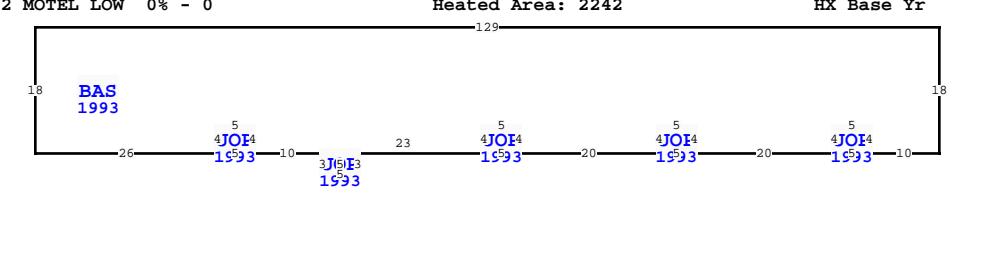
SWELL REAL ESTATE INVESTMENTS  
 625 WASHINGTON STREET  
 MONTICELLO, FL 32344

2024

24-5S-02W-057-03085-000

ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	16	WD FR STUC 100
Roof Structur	02	SHED 100
Roof Cover	02	ROLL COMP 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Heating Type	02	CONVECTION 100
Air Condition	01	NONE 100
Bedrooms	0	100
Bathrooms	3.5	100
Story Height	0	100
RMS	9	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
4600	03	2,261	83.7200	32.42	73,302	1945	1955	0	0	60.00	40.00



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,242	100	1993	2,242	29,074
UOP	15	20	1993	3	39
UOP	20	20	1993	4	52
UOP	20	20	1993	4	52
UOP	20	20	1993	4	52
UOP	20	20	1993	4	52
TOTALS	2,337			2,261	29,321

1545 COASTAL HWY, PANACEA

BLD DATE	12/17/2018	MMSS	LGL DATE	
XF DATE	12/17/2018	MMSS	LAND DATE	12/17/2018
INC DATE			AG DATE	

BUILDING CHARACTERISTICS	
QUALITY	CD
03	AVERAGE
DOR CODE 3900 HOTELS AND MOTELS	
MAP NUM	4 MKT AREA 04
NEIGHBORHOOD/LOC	57.00 1.00/

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		80,880	
TOTAL MARKET OB/XF VALUE		3,824	
TOTAL LAND VALUE - MARKET		63,000	
TOTAL MARKET VALUE		147,704	
SOH/AGL Deduction		0	
ASSESSED VALUE		147,704	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		147,704	
TOTAL JUST VALUE		147,704	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		148,301	
CEILING & FLOOR REPAIRS, BLDG NOT RENTABLE OR			
CHG A/C (ALL A/C UT'S STOLEN), IN NEED OF			
CARD 2 - PU FNDN & FRME, CORR FIXT, RMS & EYB			
FNDN, CORR FIXT, RMS, PU CORR TRAV, CORR EYB,			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1207/0393	5/03/2021	WD Q	I	01		146,000
GRANTOR: BROWN CHARLES G JR &						
GRANTEE: SWELL REAL ESTATE I						
0912/0421	6/07/2013	WD U	I	12		40,000
GRANTOR: CENTENNIAL BANK						
GRANTEE: BROWN CHARLES G JR						

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

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W129 S18 E26 UOP=[YR=1993] E5 N4 W5 S4 \$ N4 E5 S4 E10 UOP=[YR=1993] S3 E5 N3 W5 \$ E23 UOP=[YR=1993] E5 N4 W5 S4 \$ N4 E5 S4 E20 UOP=[YR=1993] E5 N4 W5 S4 \$ N4 E5 S4 E20 UOP=[YR=1993] E5 N4 W5 S4 \$ N4 E5 S4 E10 N18 \$.									

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

PANACEA MINERAL SPRINGS UNIT 1  
 BLOCK 3 LOTS 1 2 3 12 & 20  
 OR 48 P 818 OR 212 P 563

SWELL REAL ESTATE INVESTMENTS  
 625 WASHINGTON STREET  
 MONTICELLO, FL 32344

2024

24-5S-02W-057-03085-000



ELEMENT		CD		CONSTRUCTION	
Foundation	01	WOOD	FRAME	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	08	WD	ON PLY	100	
Roof Structur	03	GABLE	/HIP	100	
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL		100	
Interior Floo	08	SHT	VINYL	100	
Heating Type		N/A		100	
Air Condition	02	WINDOW		100	
Fixtures		4		100	
Story Height		0		100	
RMS		0		100	
Units		0		100	
Quality	01	MINIMUM			
DOR CODE	3900 HOTELS AND MOTELS				
MAP NUM	4	MKT AREA	04		
NEIGHBORHOOD/LOC	57.00		1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100	2003	240	13,790
PTO	48	5	2003	2	115
TOTALS	288			242	13,904

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
3	SINGLE FAM	0%	0									Heated Area: 240 HX Base Yr	
1545 COASTAL HWY, PANACEA													
BLD DATE	12/17/2018	MMSS	LGL DATE	12/17/2018	MMSS								
XF DATE	12/17/2018	MMSS	LAND DATE	12/17/2018	MMSS								
INC DATE			AG DATE										

WAKULLA COUNTY PROPERTY				PAGE 3 of 3	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				80,880		
TOTAL MARKET OB/XF VALUE				3,824		
TOTAL LAND VALUE - MARKET				63,000		
TOTAL MARKET VALUE				147,704		
SOH/AGL Deduction				0		
ASSESSED VALUE				147,704		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				147,704		
TOTAL JUST VALUE				147,704		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				148,301		
5 YR PRCL CH, PU XFOB LN 3, CARD 1-PU FRME &						
LAND REVAL PER 2010 SALES STUDY (JB/HC)						
WINDOW (02), CORRECT QUALM CARD 3 - N/C						
5 YR PRCL CH, CHG EXW CARD 1, CARD 2= PU						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1207/0393	5/03/2021	WD Q	Q	I	01	146,000
GRANTOR: BROWN CHARLES G JR &						
GRANTEE: SWELL REAL ESTATE I						
0912/0421	6/07/2013	WD U	I	12		40,000
GRANTOR: CENTENNIAL BANK						
GRANTEE: BROWN CHARLES G JR						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2003] W12 S20 PTO=[YR=2003] S4 E12 N4 W12\$ E12 N20\$.						

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
1545 COASTAL HWY, PANACEA																
TOTAL OB/XF 0																

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	