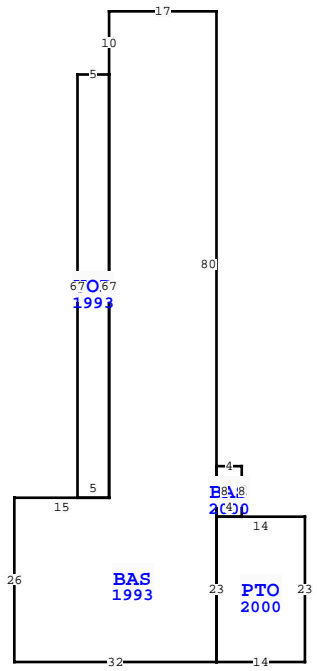


ELEMENT		CD	CONSTRUCTION		
Foundation	01	WOOD	FRAME	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	16	WD FR	STUC	60	
Exterior Wall	08	WD ON	PLY	40	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	13	GALVALUM	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	08	SHT VINYL	100		
Heating Type	02	CONVECTION	100		
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,141	100	1993	2,141	36,007
BAS	32	100	2000	32	538
PTO	322	5	2000	16	269
UOP	335	15	1993	50	841
TOTALS	2,830			2,239	37,655

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
4600	07	2,239	96.9476	37.54	84,052	1945	1975	0	0	55.20	44.80
1 MOTEL LOW 0% - 0 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	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				
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	Q	% COND	OB/XF MKT VALUE	NOTES
1	0211	CONCRETE W	0	0	129	3		6.00	100	1970	1970	3	20	464	
2	0210	CONCRETE D	0	0	0	0		6.00	100	1996	1996	3	20	3,360	

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

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
Quality	03	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	2,242	100	1993
UOP	15	20	1993
UOP	20	20	1993
UOP	20	20	1993
UOP	20	20	1993
UOP	20	20	1993
TOTALS	2,337		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MOTEL LOW	0%	- 0		73,302	1945	1955	0	0	60.00	40.00
Heated Area: 2242 HX Base Yr											
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 2 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					
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						
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 \$.						

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																
TOTALS 2,337 2,261 29,321																

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
REVIEW DATE 12/17/2018 BY MMSS Total Acres: 0.83 Total Land Value: 63,000 Market: 0 Agricultural: 0 Common: 63,000 PRINTED 05/27/2026 BY SYS																								

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						
				XF DATE	12/17/2018	MMSS	LAND DATE	12/17/2018 MMSS					
				INC 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						

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=2003] W12 S20 PTO=[YR=2003] S4 E12 N4 W12\$ E12 N20\$.													

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