

ELEMENT		CD	CONSTRUCTION		
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	16	WD FR	STUC	80	
Exterior Wall	19	COMMON	BRK	20	
Roof Structur	01	FLAT	100		
Roof Cover	04	BUILT-UP	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	07	VYL PLANK	100		
Ceiling	01	FIN.SUSPD	100		
Heating Type	04	AIR DUCTED	100		
Air Condition	06	ENG CENTRL	100		
Fixtures		6	100		
Story Height		0	100		
RMS		8	100		
Stories	0	0	100		
Class	00	N/A	100		
Units		0	100		
Quality	03	AVERAGE			
DOR CODE	7400	HOMES FOR THE AGED			
MAP NUM	5	MKT AREA		08	
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,968	100	1993	2,968	167,051
CAN	234	30	1993	70	3,940
TOTALS	3,202			3,038	170,991

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2 OFFICE	0%	- 0									
Heated Area: 2968 HX Base Yr											

WAKULLA COUNTY PROPERTY				PAGE 2 of 2	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				1,661,258		
TOTAL MARKET OB/XF VALUE				65,959		
TOTAL LAND VALUE - MARKET				77,235		
TOTAL MARKET VALUE				1,804,452		
SOH/AGL Deduction				0		
ASSESSED VALUE				1,804,452		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				1,804,452		
TOTAL JUST VALUE				1,804,452		
NCON VALUE				0		
INCOME VALUE				0		
PREVIOUS YEAR MKT VALUE				1,774,233		
MM PRMT CK, CHG INT & FLOR BLDG 1, CHG FLOR &						
INCR EYB 2005-2009 PRMT OB21-000364						
COA PER USPS						
COMPLETION						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
17000470	COMM RENOV	0	05/17/2017			
17000518	FIRE ALARM	0	04/13/2017			
16001163	COMM RENOV	0	11/17/2016			
16001091	COMM RENOV	0	10/28/2016			
16000942	COMM RENOVATION	0	09/23/2016			
16000781	COMM RENOVATION	0	08/08/2016			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1132/0789	11/19/2019	WD U		I	30	7,341,900
GRANTOR: DOS OF EDEN SPRINGS L						
GRANTEE: EDEN SPRINGS RE LLC						
0417/0301	8/16/2001	WD U		I		3,000,000
GRANTOR: FLORIDA LTC INC						
GRANTEE: DOS OF EDEN SPRINGS						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=1993] W53 S56 E53 N14 CAN=[YR=1993] E13 N18 W13S18S N42S .						

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
11	0250	ASPHALT AV	0	0	0	0	46,901.00	SF	2.00	2.00	100	2012	2012	3	52	48,777	
12	0700	PORT BLDG	0	0	24	12	288.00	SF	8.00	8.00	100	2008	2008	3	70	1,613	
13	0211	CONCRETE W	0	0	534	5	2,670.00	SF	6.00	6.00	100	1980	1980	3	20	3,204	
14	0032	STORAGE CO	0	0	40	8	320.00	SF	9.00	9.00	100	2022	2022	3	97	2,794	
15	0032	STORAGE CO	0	0	40	8	320.00	SF	9.00	9.00	100	2022	2022	3	97	2,794	
TOTAL OB/XF 59,182																	

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