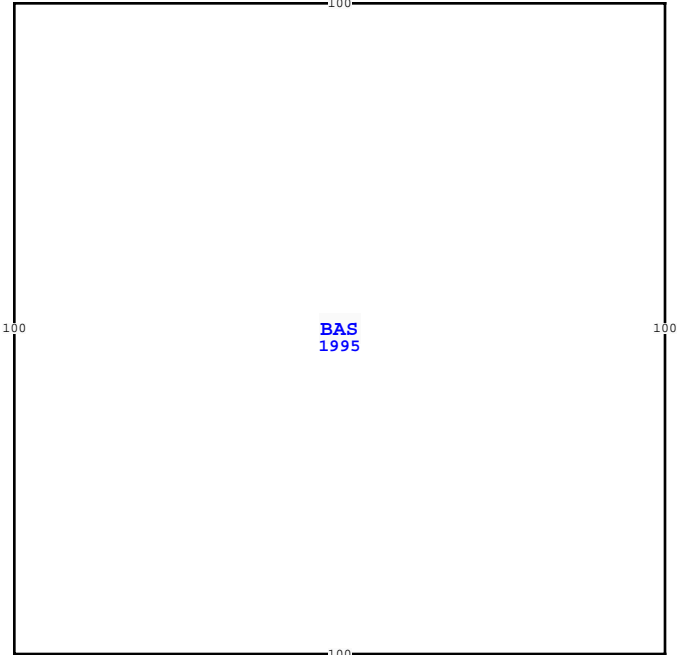


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	05	STEEL	100
Exterior Wall	25	MOD METAL	100
Roof Structur	10	STEEL FRME	100
Roof Cover	12	MODULAR MT	100
Interior Wall	01	MINIMUM	100
Interior Floo	03	CONC FINSH	100
Heating Type		N/A	100
Air Condition	00	N/A	100
Fixtures		3	100
Story Height		23	100
RMS		0	100
Stories		0	100
Class	00	N/A	100
Units		0	100
Quality	04	ABOVE AVERAGE	
DOR CODE	2050 MARINA OPS		
MAP NUM	4	MKT AREA	04
NEIGHBORHOOD/LOC	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	10,000	100	1995
TOTAL ADJ AREA	10,000	SUBAREA MARKET VALUE	
		400,920	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	BOAT STORA	0%	- 0		Heated Area: 10000					HX Base Yr	



WAKULLA COUNTY PROPERTY				PAGE 2 of 3	3	
VALUATION SUMMARY						
VALUATION BY		STANDARD				
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE				1,013,991		
TOTAL MARKET OB/XF VALUE				98,818		
TOTAL LAND VALUE - MARKET				250,000		
TOTAL MARKET VALUE				1,362,809		
SOH/AGL Deduction				524,231		
ASSESSED VALUE				838,578		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				838,578		
TOTAL JUST VALUE				1,362,809		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				1,377,960		
AS OF 1-1-19, RE-OPENED 2/13/19 ADD AP 10%						
MICHAEL, RESTAURANT CARD 1 IS NON-FUNCTIONAL						
5 YR PRCL CH, DAMAGE REVIEW FOR HURRICANE						
5 YR PRCL CH, PU XFOB LN 17, N/C CARD 1						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
2014886	MECH	0	11/04/2014			
2014297	MECH	0	04/15/2014			
2014295	FIRE SUPRESSION	0	04/14/2014			
2014249	GAS	0	03/28/2014			
2014149	DECK-CO	0	02/24/2014			
201474	REMODEL-CO	0	01/29/2014			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0853/0418	5/27/2011	WD	U	I	12	1,035,800
GRANTOR: WAKULLA BANK / FDIC						
GRANTEE: ROCK LANDING MARINA						
0834/0402	8/18/2010	WD	U	I	12	1,300,000
GRANTOR: NICHOLS J DONALD & PA						
GRANTEE: WAKULLA BANK						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=1995] W100 S100 E100 N100\$.						

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	0940	OPEN SHED	0	0	10	100.00	SF	4.00	4.00	100	2007	2007	3	30	120	
12	0371	FLOATING D	0	0	100	800.00	SF	20.00	20.00	100	2010	2010	3	43	6,880	
13	0335	ALUMINUM W	0	0	16	3	SF	17.00	17.00	100	2010	2010	3	43	351	
14	0955	PRIVACY FE	0	0	0	96.00	LF	15.00	15.00	100	2013	2013	3	75	1,080	
15	0840	SEAWALL RI	0	0	0	110.00	LF	38.00	38.00	100	2015	2015	3	67	2,801	

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
TOTAL OB/XF 11,232																								

ELEMENT		CD	CONSTRUCTION		
Foundation	02		CONCR	SLAB 100	
Frame	05		STEEL	100	
Exterior Wall	25		MOD METAL	100	
Roof Structur	03		GABLE/HIP	100	
Roof Cover	12		MODULAR MT	100	
Interior Wall	07		NONE	100	
Interior Floo	03		CONC FINSH	100	
Heating Type	01		NONE	100	
Air Condition	01		NONE	100	
Story Height			23	100	
RMS			0	100	
Stories	1.		1.	100	
Class	00		N/A	100	
Units			0	100	
Quality	04		ABOVE AVERAGE		
DOR CODE	2050 MARINA OPS				
MAP NUM	4		MKT AREA	04	
NEIGHBORHOOD/LOC	000 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,770	100	2013	4,770	317,716
TOTALS	4,770			4,770	317,715

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2050	04	4,770	51.6344	77.45	369,436	2005	2011	0	0	14.00	86.00	
3 BOAT STORA			0% - 0	Heated Area: 4770			HX Base Yr					
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> 106 106 45 45 <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue;"> BAS 2013 </div> </div>												
99 ROCK LANDING RD, PANACEA												
BLD DATE		02/19/2019		MMSR		LGL DATE						
XF DATE		11/22/2019		MMSR		LAND DATE		11/22/2019 MMSR				
INC DATE												

WAKULLA COUNTY PROPERTY				PAGE 3 of 3	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE				1,013,991		
TOTAL MARKET OB/XF VALUE				98,818		
TOTAL LAND VALUE - MARKET				250,000		
TOTAL MARKET VALUE				1,362,809		
SOH/AGL Deduction				524,231		
ASSESSED VALUE				838,578		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				838,578		
TOTAL JUST VALUE				1,362,809		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				1,377,960		
FOR CONSISTENCY						
5 YR PRCL CH, CORR BLDG CODE FOR BLDGS 2 & 3						
5 YR PRCL CH, N/C						
5 YR PRCL CH, N/C						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
20142	COMM	0	01/02/2014			
20142	COMM	0	01/02/2014			
2013912	REMODEL-CO	0	12/16/2013			
2012625	REMODEL-CO	0	09/21/2012			
2011659	ELECT	0	09/23/2011			
2011646	PETROLEUM TANKS	0	09/15/2011			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0853/0418	5/27/2011	WD U	I	I	12	1,035,800
GRANTOR: WAKULLA BANK / FDIC						
GRANTEE: ROCK LANDING MARINA						
0834/0402	8/18/2010	WD U	I	I	12	1,300,000
GRANTOR: NICHOLS J DONALD & PA						
GRANTEE: WAKULLA BANK						

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=2013] W106 S45 E106 N45\$.												

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	