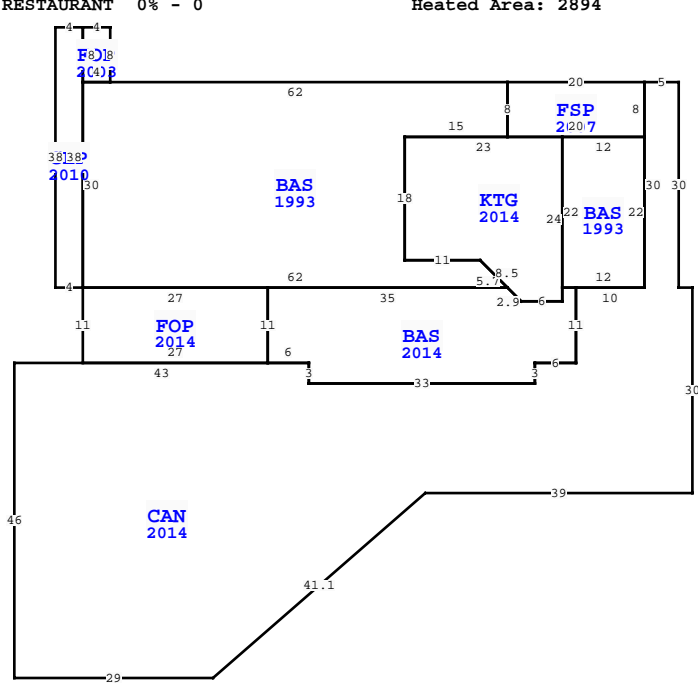


ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	03	MASONRY		100	
Exterior Wall	08	WD ON	PLY	100	
Roof Structur	03	GABLE/HIP		100	
Roof Cover	12	MODULAR	MT	100	
Interior Wall	05	DRYWALL		50	
Interior Wall	06	CUST	PANEL	50	
Interior Floor	10	LAMINATED		50	
Interior Floor	16	EPOXY	STRP	50	
Ceiling	01	FIN.	SUSPD	100	
Heating Type	04	AIR	DUCTED	100	
Air Condition	03	CENTRAL		100	
Fixtures	13	100			
Story Height	0	100			
RMS	6	100			
Stories	1.	1.	100		
Class	00	N/A	100		
Units	0	100			
Quality	03	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	264	100	1993	264	18,159
BAS	1,582	100	1993	1,582	108,815
BAS	580	100	2014	580	39,894
CAN	3,321	30	2014	996	68,508
CLP	152	30	2010	46	3,164
FOP	32	30	2003	10	688
FOP	297	30	2014	89	6,122
FSP	160	45	2007	72	4,952
KTG	468	140	2014	655	45,053
TOTALS	6,856			4,294	295,356

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	RESTAURANT	0%	- 0		468,819	1965	2000	0	0	37.00	63.00
Heated Area: 2894 HX Base Yr											



WAKULLA COUNTY PROPERTY				PAGE 1 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				0	
PREVIOUS YEAR MKT VALUE				1,377,960	
DEL AP FOR 2020 ROLL PER MM					
XFOB LN 16-17					
CORR DIMENS XFOB LN 4 & 5, PU XFOB LN 15, DEL					
& REMOVE FOR 2020 ROLL, N/C CARD 2 & 3, PU					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
OBN24-00039	SEAWALL		08/19/2024		
19000983	REROOF-CC	0	06/28/2019		
16001218	ELEC	0	12/05/2016		
16001100	INT RENOV - CO	0	10/31/2016		
15000300	REPAIR/INT RENOV	0	04/13/2015		
15000148	HVAC	0	03/09/2015		

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						

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	0210	CONCRETE D	0	0	100	100	SF	6.00	6.00	100	1989	1989	3	20	12,000	
2	0101	6" CHAINLI	0	0	0	0	LF	21.75	21.75	100	1989	1989	3	20	3,654	
3	0330	BOAT SHED	0	0	120	30	SF	15.00	15.00	96	1994	1994	3	96	51,840	
4	0375	WOOD WALK	0	0	7	129	SF	15.00	15.00	100	2003	2003	3	21	2,844	
5	0350	BOATDOCK A	0	0	10	273	SF	24.00	24.00	100	2003	2003	3	21	13,759	
6	0211	CONCRETE W	0	0	0	0	SF	6.00	6.00	100	2003	2003	3	21	1,222	
7	1000	COOLER	0	0	0	0	UT	2,500.00	2,500.00	100	2003	2003	3	21	525	
8	0820	SEAWALL,WO	0	0	0	0	LF	34.00	34.00	100	2003	2003	3	21	935	
9	0950	METAL SHED	0	0	20	12	SF	8.00	8.00	100	2005	2005	3	24	461	
10	0210	CONCRETE D	0	0	20	12	SF	6.00	6.00	100	2005	2005	3	24	346	

TOTAL OB/XF												87,586												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	002050	C	MARINA OPS	0		C3	0.00	0.00	200.00	FF		1.00	1.00	1.00	1,250.00	1,250.00	250,000							

REVIEW DATE																								
11/22/2019 BY MMSR Total Acres: 0.96 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 06/10/2026 BY SYS																								

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												
TOTALS	10,000		10,000	400,920								

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						

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	10		4.00	4.00	100	2007	2007	3	30	120	
12	0371	FLOATING D	0	0	100	8		20.00	20.00	100	2010	2010	3	43	6,880	
13	0335	ALUMINUM W	0	0	16	3		17.00	17.00	100	2010	2010	3	43	351	
14	0955	PRIVACY FE	0	0	0	0		15.00	15.00	100	2013	2013	3	75	1,080	
15	0840	SEAWALL RI	0	0	0	0		38.00	38.00	100	2015	2015	3	67	2,801	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1995] W100 S100 E100 N100\$.	

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 Acres: 0.96 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000																									

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	4,770	100	2013
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%; display: flex; align-items: center; justify-content: center;"> <span style="color: blue; font-size: 2em;">BAS 2013</span> </div>																												
<table border="1" style="width: 100%;"> <tr> <td>BLD DATE</td> <td>02/19/2019</td> <td>MMSR</td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td>11/22/2019</td> <td>MMSR</td> <td>LAND DATE</td> <td>11/22/2019</td> </tr> <tr> <td>INC DATE</td> <td></td> <td></td> <td>AG DATE</td> <td></td> </tr> </table>														BLD DATE	02/19/2019	MMSR	LGL DATE		XF DATE	11/22/2019	MMSR	LAND DATE	11/22/2019	INC DATE			AG DATE	
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XF DATE	11/22/2019	MMSR	LAND DATE	11/22/2019																								
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				1,013,991		
TOTAL MARKET OB/XF VALUE				98,818		
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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			
<b>SALES DATA</b>						
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						
<b>BUILDING NOTES</b>						
<b>BUILDING DIMENSIONS</b>						
BAS=[YR=2013] W106 S45 E106 N45\$.						

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															
99 ROCK LANDING RD, PANACEA																															
<table border="1" style="width: 100%;"> <tr> <td>BLD DATE</td> <td>02/19/2019</td> <td>MMSR</td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td>11/22/2019</td> <td>MMSR</td> <td>LAND DATE</td> <td>11/22/2019</td> </tr> <tr> <td>INC DATE</td> <td></td> <td></td> <td>AG DATE</td> <td></td> </tr> </table>																	BLD DATE	02/19/2019	MMSR	LGL DATE		XF DATE	11/22/2019	MMSR	LAND DATE	11/22/2019	INC DATE			AG DATE	
BLD DATE	02/19/2019	MMSR	LGL DATE																												
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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
0																								