

25-5S-02W P-5-1-M-54
 PARCEL IN NE 1/4 OF SEC 25
 INCUCDES SOUTH 45 FT OF LOT 22

BACKWOOD BISTRO LLC
 43 WOOD STORK DR
 PANACEA, FL 32346

2024

25-5S-02W-000-03237-001

| ELEMENT | | CD | CONSTRUCTION | | |
|------------------|------------------|------------------|--------------|--------------|----------------------|
| Foundation | 04 | PILE | WOOD | 100 | |
| Frame | 02 | WOOD | FRAME | 100 | |
| Exterior Wall | 05 | HARDIE | BRD | 100 | |
| Roof Structur | 03 | GABLE/HIP | 100 | | |
| Roof Cover | 03 | COMP | SHNGL | 100 | |
| Interior Wall | 05 | DRYWALL | 100 | | |
| Interior Floo | 14 | CARPET | 70 | | |
| Interior Floo | 11 | CLAY TILE | 30 | | |
| Ceiling | 01 | FIN.SUSPD | 100 | | |
| Heating Type | 09 | ENG F AIR | 100 | | |
| Air Condition | 06 | ENG CENTRL | 100 | | |
| Fixtures | | | 8 | 100 | |
| Story Height | | | 0 | 100 | |
| RMS | | | 5 | 100 | |
| Stories | 1. | | 1. | 100 | |
| Class | 00 | | N/A | 100 | |
| Units | | | 0 | 100 | |
| Quality | 03 | AVERAGE | | | |
| DOR CODE | 2100 | RESTAURANTS/CAFE | | | |
| 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 | 6,810 | 100 | 1993 | 6,810 | 350,689 |
| DCK | 3,474 | 10 | 1993 | 347 | 17,869 |
| TOTALS | 10,284 | | | 7,157 | 368,558 |

| 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 | | Heated Area: 6810 | | | | | HX Base Yr | | | |
| BLD DATE | 01/25/2019 | MMSS | LGL DATE | 01/25/2019 | MMSS | | | | | | | 01/25/2019 | MMSS |
| XF DATE | 01/25/2019 | MMSS | LAND DATE | | | | | | | | | | |
| INC DATE | | | AG DATE | | | | | | | | | | |

| WAKULLA COUNTY PROPERTY | | | | PAGE 1 of 1 | 3 | |
|--|-------------------|-----------|------------|-------------|--------|------------|
| VALUATION SUMMARY | | | | | | |
| VALUATION BY | | | | STANDARD | | |
| Tax Group: 3 | | | | Tax Dist: | | |
| BUILDING MARKET VALUE | | | | 368,558 | | |
| TOTAL MARKET OB/XF VALUE | | | | 15,614 | | |
| TOTAL LAND VALUE - MARKET | | | | 307,550 | | |
| TOTAL MARKET VALUE | | | | 691,722 | | |
| SOH/AGL Deduction | | | | 26,666 | | |
| ASSESSED VALUE | | | | 665,056 | | |
| TOTAL EXEMPTION VALUE | | | | 0 | | |
| BASE TAXABLE VALUE | | | | 665,056 | | |
| TOTAL JUST VALUE | | | | 691,722 | | |
| NCON VALUE | | | | 0 | | |
| INCOME VALUE | | | | | | |
| PREVIOUS YEAR MKT VALUE | | | | 703,199 | | |
| 2024 TRIM RTS - MAIL ADDR UPDATED TO BUSINESS OWNE | | | | | | |
| CC 02/03/2023 - NO CHANGES | | | | | | |
| MM PERMIT CK - NEW KITCHEN HOOD & FANS | | | | | | |
| 5 YR PRCL CK, N/C | | | | | | |
| PERMIT NUM | DESCRIPTION | AMT | ISSUED | | | |
| B24-000633 | INSTALL 6 BOAT LI | | 07/12/2024 | | | |
| 21001183 | INTERIOR RENO-CC | 0 | 12/15/2021 | | | |
| 21000859 | MECH | 0 | 08/27/2021 | | | |
| 20000601 | ELECTRICAL | 0 | 06/30/2020 | | | |
| 2009232 | REROOF | 0 | 03/20/2009 | | | |
| 200985 | REMV FLR/COOLER-E | 0 | 01/29/2009 | | | |
| SALES DATA | | | | | | |
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1218/0513 | 7/01/2021 | WD | Q | I | 01 | 650,000 |
| GRANTOR: RYE DARRELL | | | | | | |
| GRANTEE: BACKWOOD BISTRO LLC | | | | | | |
| 0782/0104 | 12/17/2008 | WD | Q | I | 01 | 277,800 |
| GRANTOR: CITIZENS BANK | | | | | | |
| GRANTEE: RYE DARRELL | | | | | | |
| BUILDING NOTES | | | | | | |
| | | | | | | |
| BUILDING DIMENSIONS | | | | | | |
| BAS=[YR=1993] 6810 \$ DCK=[YR=1993] 3474\$. | | | | | | |

| 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 | 0100 | 6" CHAINLI | 0 | 0 | 0 | 0 | 1,220.00 | LF | 19.00 | 19.00 | 100 | 2003 | 2003 | 3 | 21 | 4,868 | |
| 2 | 0210 | CONCRETE D | 0 | 0 | 0 | 0 | 6,810.00 | SF | 6.00 | 6.00 | 100 | 1989 | 1989 | 3 | 20 | 8,172 | |
| 3 | 0375 | WOOD WALK | 0 | 0 | 143 | 6 | 858.00 | SF | 15.00 | 15.00 | 100 | 1989 | 1989 | 3 | 20 | 2,574 | |
| TOTAL OB/XF 15,614 | | | | | | | | | | | | | | | | | |

| LAND DESCRIPTION | | | | | | | | | | | | | | TOTAL OB/XF 15,614 | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|--------------------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | 002100 | C | RESTAURANT | 0 | | C3 | 0.00 | 0.00 | 178.00 | FF | | 1.00 | 1.00 | 1.00 | 1,475.00 | 1,475.00 | 262,550 | | | | | | | |
| 2 | 001010 | C | COMM ACRGE | 0 | | C2 | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 45,000.00 | 45,000.00 | 45,000 | | | | | | | |