

PORT PANACEA LOT 5  
 OR 148 P 115  
 OR 165 P 475 OR 417 P 145

11 SANDPIPER DRIVE, LLC  
 103 BRIDLEWOOD COURT  
 THOMASVILLE, GA 31792

2024

25-5S-02W-216-03236-005



| ELEMENT          |                  | CD            | BUILDING CHARACTERISTICS |              |                      |
|------------------|------------------|---------------|--------------------------|--------------|----------------------|
|                  |                  |               | CONSTRUCTION             |              |                      |
| Foundation       | 04               | PILE WOOD     | 100                      |              |                      |
| Frame            | 02               | WOOD FRAME    | 100                      |              |                      |
| Exterior Wall    | 08               | WD ON PLY     | 100                      |              |                      |
| Roof Structur    | 08               | IRREGULAR     | 100                      |              |                      |
| Roof Cover       | 03               | COMP SHNGL    | 100                      |              |                      |
| Interior Wall    | 05               | DRYWALL       | 100                      |              |                      |
| Interior Floo    | 11               | CLAY TILE     | 50                       |              |                      |
| Interior Floo    | 14               | CARPET        | 50                       |              |                      |
| Heating Type     | 04               | AIR DUCTED    | 100                      |              |                      |
| Air Condition    | 03               | CENTRAL       | 100                      |              |                      |
| Bedrooms         |                  |               | 2                        | 100          |                      |
| Bathrooms        |                  |               | 2                        | 100          |                      |
| Story Height     |                  |               | 0                        | 100          |                      |
| Stories          | 1.               |               | 1.                       | 100          |                      |
| Units            |                  |               | 0                        | 100          |                      |
| Quality          | 03               | AVERAGE       |                          |              |                      |
| DOR CODE         | 0100             | SINGLE FAMILY |                          |              |                      |
| MAP NUM          | 4                | MKT AREA      |                          | 04           |                      |
| NEIGHBORHOOD/LOC | 138.00           |               | 1.80/                    |              |                      |
| AREA TYPE        | TOTAL GROSS AREA | PCT OF BASE   | YEAR                     | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS              | 1,400            | 100           | 1993                     | 1,400        | 206,375              |
| DCK              | 231              | 10            | 1993                     | 23           | 3,390                |
| PCP              | 1,400            | 10            | 1991                     | 140          | 20,637               |
| TOTALS           | 3,031            |               |                          | 1,563        | 230,402              |

| MARKET ADJUSTMENTS |     |           |             |                |                |       |           |            |      |      |        |                   |            |
|--------------------|-----|-----------|-------------|----------------|----------------|-------|-----------|------------|------|------|--------|-------------------|------------|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB   | EYB       | ECON       | FNCT | NORM | % COND |                   |            |
| 1                  | SFR | ODD SH    | 0%          | - 0            |                |       |           |            |      |      |        | Heated Area: 1400 | HX Base Yr |
|                    |     |           |             | BLD DATE       | 01/31/2019     | MMSS  | LGL DATE  |            |      |      |        |                   |            |
|                    |     |           |             | XF DATE        | 09/11/2013     | MMSSR | LAND DATE | 01/31/2019 | MMSS |      |        |                   |            |
|                    |     |           |             | INC DATE       |                |       |           |            |      |      |        |                   |            |

| WAKULLA COUNTY PROPERTY                  |             |          |             |
|--|-------------|----------|-------------|
| VALUATION SUMMARY                        |             |          | PAGE 1 of 1 |
| VALUATION BY                             |             | STANDARD |             |
| Tax Group: 3                             | Tax Dist:   |          |             |
| BUILDING MARKET VALUE                    | 230,402     |          |             |
| TOTAL MARKET OB/XF VALUE                 | 0           |          |             |
| TOTAL LAND VALUE - MARKET                | 17,500      |          |             |
| TOTAL MARKET VALUE                       | 247,902     |          |             |
| SOH/AGL Deduction                        | 0           |          |             |
| ASSESSED VALUE                           | 247,902     |          |             |
| TOTAL EXEMPTION VALUE                    | 0           |          |             |
| BASE TAXABLE VALUE                       | 247,902     |          |             |
| TOTAL JUST VALUE                         | 247,902     |          |             |
| NCON VALUE                               | 0           |          |             |
| INCOME VALUE                             |             |          |             |
| PREVIOUS YEAR MKT VALUE                  | 251,294     |          |             |
| CORR 2019 & 2020 SOH- PRGRM ERROR        |             |          |             |
| 5 YR PRCL CK, N/C                        |             |          |             |
| CORR TRAV                                |             |          |             |
| 5 YR PRCL CH, PU FNDN, DEL XFOB LN 1, PU |             |          |             |
| PERMIT NUM                               | DESCRIPTION | AMT      | ISSUED      |
| 2012662                                  | RE-ROOF     | 0        | 10/02/2012  |

| SALES DATA                     |           |           |     |     |        |            |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1201/0425                      | 4/01/2021 | WD Q      | Q   | I   | 01     | 232,000    |
| GRANTOR: OGLETREE GWINETTA M & |           |           |     |     |        |            |
| GRANTEE: 11 SANDPIPER DRIVE,   |           |           |     |     |        |            |
| 0909/0290                      | 4/30/2013 | WD Q      | Q   | I   | 01     | 125,000    |
| GRANTOR: FLORIDA COMMERCE CRED |           |           |     |     |        |            |
| GRANTEE: OFLETREE GWINETTA M   |           |           |     |     |        |            |

| 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 SANDPIPER DR, PANACEA |            |             |         |   |   |       |    |       |                |           |         |             |   |        |                 |       |
| TOTAL OB/XF 0            |            |             |         |   |   |       |    |       |                |           |         |             |   |        |                 |       |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] 1400\$ DCK=[YR=1993] 231\$ PCP=[YR=1991] 1400\$. |  |  |  |  |  |  |  |  |  |  |  |  |  |

| 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                | 000100   | C   | SFR                  | 0   |     |          | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.00        | 17,500.00  | 17,500.00      | 17,500     |                             |      |         |      |     |    |        |