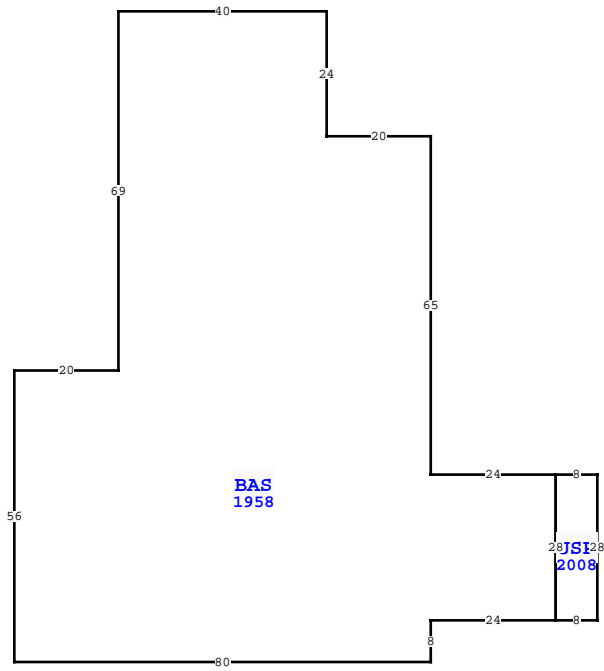




BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Foundation	02	CONCR SLAB 100			
Frame	03	MASONRY 100			
Exterior Wall	15	CONC BLOCK 60			
Exterior Wall	04	SINGLE SID 40			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall		N/A 100			
Interior Floo		N/A 100			
Heating Type		N/A 100			
Air Condition	00	N/A 100			
Story Height		0 100			
RMS		4 100			
Stories	1.	1. 100			
Class	00	N/A 100			
Units		4 100			
Condition Adj	10	POOR 100			
Quality	01	MINIMUM			
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	8,812	100	1958	8,812	15,315
USP	224	40	2008	90	156
TOTALS	9,036			8,902	15,472

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
1	RESTAURANT	0% - 0		8.69	77,358	1958	1958	0	0	5	60.00	20.00
Heated Area: 8812 HX Base Yr												



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			15,472
TOTAL MARKET OB/XF VALUE			1,985
TOTAL LAND VALUE - MARKET			22,480
TOTAL MARKET VALUE			39,937
SOH/AGL Deduction			0
ASSESSED VALUE			39,937
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			39,937
TOTAL JUST VALUE			39,937
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			39,943
2022 SOH/AGL INCORRECT RECAL FOR 2023			
5 YR PRCL CK, N/C			
ASPHALT & SHED PER JB			
FENCE, CONCRETE WALL, AND ADD PD 10% TO			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0864/0464	10/18/2011	WD	U	I	12	65,000
GRANTOR: WAKULLA BANK / FDIC						
GRANTEE: PANACEA RAT LLC						

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
2	0250	ASPHALT AV	0	0	0	8,896.00	SF	2.00	2.00	10	1998	1998	3	10	1,779	
5	0940	OPEN SHED	0	0	43	516.00	SF	4.00	4.00	10	1998	1998	3	10	206	

TOTAL OB/XF												
1,985												

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=1958] W40 S69 W20 S56 E80 N8 E24 N28 USP=[YR=2008] S28 E8 N28 W8\$ W24 N65 W20 N24\$.												

LAND DESCRIPTION																								
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		C2	157.00	314.00	1.12	AC		1.00	1.00	1.00	20,000.00	20,000.00	22,480							