

ELEMENT		CD		CONSTRUCTION											
Foundation	02	CONCR SLAB 100		1120	05	3,318	127.6900	127.69	423,675	1991	2010	0	0	16.00	84.00
Frame	04	REIN CONC 100		1 CONV & GAS 0% - 0 Heated Area: 2400 HX Base Yr											
Exterior Wall	17	CB STUCCO 100													
Roof Structur	01	FLAT 100													
Roof Cover	04	BUILT-UP 100													
Interior Wall	05	DRYWALL 100													
Interior Floo	05	ASPH TILE 100													
Ceiling	02	F.NOT SUS 100													
Heating Type	04	AIR DUCTED 100													
Air Condition	03	CENTRAL 100													
Plumbing		8 100													
Story Height		0 100													
RMS		4 100													
Units		0 100													
Quality	03	AVERAGE													
DOR CODE	1120	CONV & GAS													
MAP NUM	1	MKT AREA	01												
NEIGHBORHOOD/LOC	000	1.00/													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE										
BAS	2,400	100	1993	2,400	257,423										
CAN	360	30	1993	108	11,584										
CAN	2,700	30	1993	810	86,880										
TOTALS	5,460			3,318	355,887										

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
BLD DATE		11/04/2020	RTAK	LGL DATE								
XF DATE		11/04/2020	RTAK	LAND DATE						11/04/2020	RTAK	
INC DATE				AG DATE								

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			355,887
TOTAL MARKET OB/XF VALUE			43,627
TOTAL LAND VALUE - MARKET			40,000
TOTAL MARKET VALUE			439,514
SOH/AGL Deduction			88,296
ASSESSED VALUE			351,218
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			351,218
TOTAL JUST VALUE			439,514
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			447,808
SHOWING ADDR CHANGED IN FEB 2022			
ADDR CONFIRMED ON BUSINESS WEBSITE			
2022 TRIM RETURNED TO SENDER - UTF			
5 YR PRCL CH, N/C			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071192	REPAIR ELEC SERV	0	09/04/2007
20071076	GEN HOOKUP, SWITCH	0	08/02/2007
20051303	A/C	0	08/25/2005
2005926	A/C	0	07/06/2005
2005581	REP-STOR	0	04/27/2005
026492	ELEC	0	04/27/2000
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD SALE PRICE
1378/0187	9/11/2024	WD U I 30	0
GRANTOR: LGP REALTY HOLDINGS L			
GRANTEE: CAPL RETAIL LLC			
1016/0117	10/31/2016	WD U I 43	0
GRANTOR: ANDREWS ENTERPRISES I			
GRANTEE: LGP REALTY HOLDINGS			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=1993] W60 S40 PTR=S50 CAN=[YR=1993] S30 E90 N30 W90\$ N50\$ E26 CAN=[YR=1993] S6 E40 N26 W6 S20 W34\$ E34 N40\$.			

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	0700	PORT BLDG	0	0	10	8	80.00	SF	8.00	8.00	100	1991	1991	3	48	307	
2	0210	CONCRETE D	0	0	0	0	23,600.00	SF	6.00	6.00	100	1991	1991	3	20	28,320	
3	1700	GAS ISLAND	0	0	0	0	1.00	UT	15,000.00	15,000.00	100	1992	1992	3	20	3,000	
4	1700	GAS ISLAND	0	0	0	0	1.00	UT	15,000.00	15,000.00	100	1992	1992	3	20	3,000	
5	1700	GAS ISLAND	0	0	0	0	1.00	UT	15,000.00	15,000.00	100	1992	1992	3	20	3,000	
6	1700	GAS ISLAND	0	0	0	0	1.00	UT	15,000.00	15,000.00	100	1992	1992	3	20	3,000	
7	1700	GAS ISLAND	0	0	0	0	1.00	UT	15,000.00	15,000.00	100	1992	1992	3	20	3,000	
8	0955	PRIVACY FE	0	0	0	0	42.00	LF	15.00	15.00	100	1992	1992	3	0	0	

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	001120	C	CONV & GAS	0		C3	0.00	0.00	1.00	AC		1.00	1.00	1.00	40,000.00	40,000.00	40,000							