

P-2-3-M-54 .66 AC M/L IN
 NW 1/4 OF NW 1/4 OF SEC 36
 OR 286 P 884 & OR 18 P 41

TRIFECTA CO LLC
 886 COASTAL HWY
 PANACEA, FL 32346

2024

36-5S-02W-000-03564-003

| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|--------------------|------|
| ELEMENT | CD | | |
| Foundation | 01 | WOOD FRAME | 100 |
| Frame | 02 | WOOD FRAME | 100 |
| Exterior Wall | 05 | HARDIE BRD | 50 |
| Exterior Wall | 30 | VINYL | 50 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 13 | GALVALUM | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floo | 07 | VYL PLANK | 100 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Air Condition | 03 | CENTRAL | 100 |
| Fixtures | | 2 | 100 |
| Story Height | | 8 | 100 |
| RMS | | 7 | 100 |
| Stories | 1. | 1. | 100 |
| Class | 00 | N/A | 100 |
| Units | | 0 | 100 |
| Quality | 08 | FAIR | |
| DOR CODE | 4700 | MINERAL PROCESSING | |
| MAP NUM | 4 | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 000 | 1.00/ | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 644 | 100 | 1997 |
| BAS | 120 | 100 | 2011 |
| BAS | 430 | 100 | 2019 |
| DCK | 48 | 10 | 1997 |
| DCK | 40 | 10 | 2019 |
| FOP | 16 | 30 | 1997 |
| TOTALS | 1,298 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|------------------------------|--------|-----------|-------------|----------------|----------------|-----|-----|------|------|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 1 | OFFICE | 0% | - 2024 | | | | | | | | |
| Heated Area: 1194 HX Base Yr | | | | | | | | | | | |

| WAKULLA COUNTY PROPERTY | | | | PAGE 1 of 2 | 3 | |
|---|-------------|-----------|------------|-------------|--------|------------|
| VALUATION SUMMARY | | | | | | |
| VALUATION BY | | | | STANDARD | | |
| Tax Group: 3 | | | | Tax Dist: | | |
| BUILDING MARKET VALUE | | | | 125,292 | | |
| TOTAL MARKET OB/XF VALUE | | | | 6,177 | | |
| TOTAL LAND VALUE - MARKET | | | | 12,700 | | |
| TOTAL MARKET VALUE | | | | 144,169 | | |
| SOH/AGL Deduction | | | | 0 | | |
| ASSESSED VALUE | | | | 144,169 | | |
| TOTAL EXEMPTION VALUE | | | | 0 | | |
| BASE TAXABLE VALUE | | | | 144,169 | | |
| TOTAL JUST VALUE | | | | 144,169 | | |
| NCON VALUE | | | | 0 | | |
| INCOME VALUE | | | | 0 | | |
| PREVIOUS YEAR MKT VALUE | | | | 146,227 | | |
| LN 15 | | | | | | |
| CHG DIM XFOB LN 3, PU XFOB LN 10-14, DEL XFOB | | | | | | |
| 5 YR PRCL CH, CHG QUAL, CHG CODE XFOB LN 2, | | | | | | |
| IN 2019 | | | | | | |
| PERMIT NUM | DESCRIPTION | AMT | ISSUED | | | |
| 19000019 | ADDITION-CO | 0 | 02/14/2019 | | | |
| 18000314 | WINDOW-CO | 0 | 09/04/2018 | | | |
| 029049 | REROOF | 0 | 05/17/2002 | | | |
| 027966 | TRL | 0 | 07/11/2001 | | | |
| 022885 | N/A | 0 | 10/29/1997 | | | |
| 022723 | N/A | 0 | 09/16/1997 | | | |
| SALES DATA | | | | | | |
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1330/0436 | 9/19/2023 | WD | Q | V | 05 | 241,600 |
| GRANTOR: BEN WITHERS INC | | | | | | |
| GRANTEE: TRIPECTA CO LLC | | | | | | |
| 0777/0254 | 10/21/2008 | WD | Q | V | 01 | 100 |
| GRANTOR: WITHERS COASTAL MARIN | | | | | | |
| GRANTEE: WITHERS BEN, INC. | | | | | | |
| BUILDING NOTES | | | | | | |
| BUILDING DIMENSIONS | | | | | | |
| BAS=[YR=2019] W38 DCK=[YR=2019] E8 N5 W8 S5\$ W5 S10 | | | | | | |
| BAS=[YR=2011] N10 W12 S10 E12\$ E43 BAS=[YR=1997] W55 S12 E36 | | | | | | |
| N2 E8 FOP=[YR=1997] W8 S2 E8 DCK=[YR=1997] W8 S6 E8 N6\$ N2\$ | | | | | | |
| S2 E11 N12\$ N10\$. | | | | | | |

| 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 | 0630 | METAL UTL | 0 | 0 | 10 | 18 | | | 8.00 | 100 | 1997 | 1997 | 3 | 20 | 288 | |
| 2 | 0945 | METAL SHED | 0 | 0 | 20 | 20 | | | 15.00 | 100 | 1997 | 1997 | 3 | 20 | 1,200 | |
| 3 | 0700 | PORT BLDG | 0 | 0 | 20 | 10 | | | 8.00 | 100 | 1998 | 1998 | 3 | 55 | 880 | |
| 4 | 0211 | CONCRETE W | 0 | 0 | 32 | 4 | | | 6.00 | 100 | 1997 | 1997 | 3 | 20 | 154 | |
| 5 | 0375 | WOOD WALK | 0 | 0 | 0 | 0 | | | 15.00 | 100 | 2004 | 2004 | 3 | 23 | 752 | |
| 6 | 0625 | PORT WD UT | 0 | 0 | 12 | 8 | | | 6.00 | 100 | 1997 | 1997 | 3 | 20 | 115 | |
| 7 | 0700 | PORT BLDG | 0 | 0 | 10 | 6 | | | 8.00 | 100 | 2001 | 2001 | 3 | 58 | 278 | |
| 8 | 0055 | PORTABLE C | 0 | 0 | 20 | 12 | | | 3.00 | 100 | 2010 | 2010 | 3 | 43 | 310 | |
| 9 | 0211 | CONCRETE W | 0 | 0 | 32 | 4 | | | 6.00 | 100 | 2011 | 2011 | 3 | 47 | 361 | |
| 10 | 0620 | WOOD UTL B | 0 | 0 | 10 | 8 | | | 6.00 | 100 | 2013 | 2013 | 3 | 57 | 274 | |

| TOTAL OB/XF | | | | | | | | | | | | 4,612 | | | | | | | | | | | | |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | 004700 | C | MINERAL PR | 0 | | I1 | 0.00 | 0.00 | 1.27 | AC | | 1.00 | 1.00 | 1.00 | 10,000.00 | 10,000.00 | 12,700 | | | | | | | |

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| TOTAL OB/XF | | | | | | | | | | | | 4,612 | | | | | | | | | | | | |
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| 1 | 004700 | C | MINERAL PR | 0 | | I1 | 0.00 | 0.00 | 1.27 | AC | | 1.00 | 1.00 | 1.00 | 10,000.00 | 10,000.00 | 12,700 | | | | | | | |

