

OKALOOSA ISLAND CONCEPTUAL SDR ASSESSMENTS: OKALOOSA ISLAND

DRAFT Final
Coastal Tech
12-Sep-07

MSBU Annual Contribution	
MSBU Annual Contribution	\$444,000
Beachfront Contribution	\$266,400

Benefit Allocation		Revenue Load
SDR	60%	\$266,400
REC	40%	\$177,600

Recreational Assessment - Pro Rata	
Total Number of Contributors	2,750
Cost per Contributor	\$64.58

Parcel ID	Name	Type	FACTOR 1 0.1 acres = 1 point		FACTOR 2 1 unit = 1 point		FACTOR 3 10 feet = 1 point		FACTOR 4 ss A, B, C = 100, 50,	
			Lot Size (Acres)	Lot Size Points	No. Units	Unit Points	BF Length (ft)	BF Length Points	Business Class	BC Points
CONDOS										
00-25-24-0065-0000-0101	AQUA VILLA	CONDO	0.72	7.21	24	24	240	24	N/A	0
00-25-24-1100-0000-0000	AZURE	CONDO	4.26	42.64	136	136	516	51.6	N/A	0
00-25-24-2215-0000-0000	BELLA RIVA	CONDO	1.14	11.40	47	47	396	39.6	N/A	0
00-25-24-2184-0000-2010	BLUE DOLPHIN CONDO	CONDO	0.29	2.85	10	10	85	8.5	N/A	0
00-25-24-0062-0000-0000	BREAKERS OF FWB PHASE II	CONDO	2.80	28.01	91	91	371	37.1	N/A	0
00-25-24-0059-0000-0000	BREAKERS PHASE I	CONDO	2.89	28.91	92	92	375	37.5	N/A	0
00-25-24-2185-0011-001B	WATERSCAPE	CONDO	9.40	94.00	339	339	494	49.4	N/A	0
00-25-24-2188-0000-0000	DESTIN WEST BEACH & BAY RESORT	CONDO	3.29	32.94	96	96	173	17.3	N/A	0
00-25-24-1708-0000-00CA	DUNE POINTE CONDO	CONDO	0.68	6.85	21	21	80	8	N/A	0
00-25-24-0800-0110-0000	EL MATADOR	CONDO	10.98	109.84	316	316	512	51.2	N/A	0
00-25-24-1280-0000-0000	EMERALD ISLE	CONDO	1.90	19.04	70	70	100	10	N/A	0
00-25-24-1283-0000-1000	EMERALD TOWERS WEST CONDO	CONDO	1.19	11.85	44	44	325	32.5	N/A	0
00-25-24-1055-0000-0000	GULF DUNES CONDO PH I	CONDO	1.84	18.41	60	60	243	24.3	N/A	0
00-25-24-1057-0000-0000	GULF DUNES CONDO PH II	CONDO	1.41	14.08	42	42	186	18.6	N/A	0
00-25-24-2074-0000-2010	GULFSIDE BCH CONDO	CONDO	0.25	2.47	15	15	80	8	N/A	0
00-25-24-127A-0000-0000	ISLAND ECHO	CONDO	1.87	18.72	89	89	361	36.1	N/A	0
00-25-24-0222-0000-0020	ISLAND MIST - LOT 2	CONDO	0.07	0.65	1	1	18	1.8	N/A	0
00-25-24-0222-0000-0030	ISLAND MIST - LOT 3	CONDO	0.07	0.67	1	1	18	1.8	N/A	0
00-25-24-0222-0000-0010	ISLAND MIST - LOT 1	CONDO	0.11	1.09	1	1	33	3.3	N/A	0
00-25-24-0222-0000-0040	ISLAND MIST - LOT 4	CONDO	0.15	1.52	1	1	79	7.9	N/A	0
00-25-24-4193-0000-0000	ISLAND PRINCESS CONDO	CONDO	3.42	34.16	139	139	498	49.8	N/A	0
00-25-24-1279-0000-0000	ISLAND SANDS	CONDO	0.90	8.98	27	27	185	18.5	N/A	0
00-25-24-126M-000A-0101	ISLAND SURF	CONDO	0.46	4.55	11	11	68	6.8	N/A	0
00-25-24-1297-0000-0000	ISLANDER BCH RESORT PH II	CONDO	1.98	19.79	73	73	351	35.1	N/A	0
00-25-24-1299-0001-0201	ISLANDER BEACH RESORT & CONDO	CONDO	1.16	11.55	42	42	86	8.6	N/A	0
00-25-24-173A-0000-0000	NAUTILUS CONDO	CONDO	1.49	14.86	68	68	185	18.5	N/A	0
00-25-24-2183-0000-0613	PELICAN ISLE CONDO	CONDO	2.10	21.03	98	98	290	29	N/A	0
00-25-24-2201-0000-0101	SEA DUNES CONDO	CONDO	0.60	5.98	24	24	180	18	N/A	0
00-25-24-2209-0000-0000	SEA OATS CONDO	CONDO	2.08	20.84	80	80	202	20.2	N/A	0
00-25-24-5678-0000-COMM	SEACREST CONDO	CONDO	1.91	19.06	91	91	10	1	N/A	0
00-25-24-3089-0000-0000	SEASPRAY CONDO	CONDO	9.02	90.22	100	100	493	49.3	N/A	0
00-25-24-2195-0000-1010	SOUTH BEACH CONDO	CONDO	0.34	3.44	9	9	90	9	N/A	0
00-25-24-2182-0000-1010	SUMMER PLACE CONDO	CONDO	2.04	20.40	53	53	204	20.4	N/A	0
00-25-24-2722-0000-1010	SUMMERLIN CONDO	CONDO	0.77	7.69	30	30	201	20.1	N/A	0
00-25-24-3099-0000-0000	SURF DWELLER	CONDO	2.09	20.94	84	84	435	43.5	N/A	0
00-25-24-4993-0000-00CA	THE PALMS CONDO	CONDO	0.45	4.49	23	23	160	16	N/A	0
00-25-24-5023-0000-0000	TIKI BEACH CONDO	CONDO	0.26	2.58	9	9	80	8	N/A	0
00-25-24-5110-0000-0000	TURTLE WALK CONDO	CONDO	0.28	2.77	11	11	85	8.5	N/A	0
00-25-24-5660-0001-1010	VERANDA CONDO	CONDO	0.30	3.04	9	9	75	7.5	N/A	0
00-25-24-2650-0000-0110	VILLAS CAPRI COND	CONDO	0.27	2.68	11	11	85	8.5	N/A	0
00-25-24-3095-0000-0010	VISTA DEL MAR	CONDO	0.27	2.74	9	9	80	8	N/A	0
00-25-24-2180-0000-1010	WATERS EDGE CONDO	CONDO	2.63	26.34	107	107	410	41	N/A	0
HOTEL OR COMMERCIAL										
00-25-24-2185-0005-0263	HOLIDAY INN SUNSPREE	HOTEL/MOTEL	2.72	27.25	195	195	360	36	0	0
00-25-24-2185-0003-123A	BEST WESTERN - FWB	HOTEL/MOTEL	1.41	14.08	100	100	186	18.6	0	0
00-25-24-2185-0011-0010	HAMPTON INN	HOTEL/MOTEL	2.50	25.00	200	200	106	10.6	0	0
00-25-24-2185-0010-0010	SHERATON FOUR POINTS	HOTEL/MOTEL	9.12	91.17	191	191	402	40.2	0	0
00-25-24-2185-0015-0020	RAMADA BEACH RESORTS	HOTEL/MOTEL	11.52	115.16	335	335	618	61.8	0	0
00-25-24-2185-0016-0000	ANGLERS BEACHSIDE GRILL/PIER	RESTAURANT	20.93	52.39	1	1	1017	25.5	Class A -25%	25
00-25-24-2185-0016-000Y	SURFSIDE VENTURES/BOARDWALK	RESTAURANT/RETAIL	20.93	156.91	1	1	1017	76.2	Class A-75%	75
00-25-24-2185-0010-0020	GULFARIUM	TOURIST ATTRACTION	11.79	117.87	N/A	0	601	60.1	Class C	25
MULTI-FAMILY										
00-25-24-2185-0004-0183	BAYOU DWELLERS CABANA COL	MULTI-FAMILY	0.70	6.98	10	10	157	15.7	N/A	0
00-25-24-2185-0004-0185	BEACHMARK INN INC	MULTI-FAMILY	0.34	3.41	2	2	85	8.5	N/A	0
00-25-24-2185-0004-0189	RIEPPER/SANDMAN MOTEL SUITES/	MULTI-FAMILY	0.30	2.96	3	3	85	8.5	N/A	0
00-25-24-2185-0006-0347	SEVEN DWARFS INC	MULTI-FAMILY	0.21	2.06	4	4	75	7.5	N/A	0
00-25-24-2185-0009-0547	SPRINGDALE STORES/SUMMERSET	MULTI-FAMILY	5.40	53.99	6	6	80	8	N/A	0
SFR/TOWNHOUSE										
00-25-24-2185-0007-428B	ANDERSON SHARON F	SFR/TOWNHOUSE	0.05	0.53	1	1	15	1.5	N/A	0
00-25-24-2185-0007-428C	COOK CINDY	SFR/TOWNHOUSE	0.06	0.58	1	1	16	1.6	N/A	0
00-25-24-2185-0007-428D	DAVIS WAYNE M & REGINA C	SFR/TOWNHOUSE	0.06	0.58	1	1	16	1.6	N/A	0
00-25-24-2185-0007-428A	EMERALD ECLIPSE LLC	SFR/TOWNHOUSE	0.12	1.16	1	1	31	3.1	N/A	0
00-25-24-2185-0007-428E	HUDSPETH REBA L	SFR/TOWNHOUSE	0.15	1.49	1	1	41	4.1	N/A	0
00-25-24-2185-0004-0187	RIEPPER FAMILY LTD PTRS	SINGLE FAMILY	0.33	3.35	1	1	85	8.5	N/A	0
00-25-24-2185-0004-0188	THE RIEPPER FAMILY LTD PRTNShP	SINGLE FAMILY	0.32	3.21	1	1	85	8.5	N/A	0
VACANT										
00-25-24-2185-0005-0255	PGB PARTNERSHIP LTD	VACANT	0.68	6.80	N/A	0	46	4.6	N/A	0
00-25-24-0548-0000-0000	COQUINA ISLE	VACANT	2.03	20.32	N/A	0	314	31.4	N/A	0
00-25-24-2185-0007-0424	PITTMAN MARCUS L III & M N	VACANT	0.29	2.92	N/A	0	90	9	N/A	0

TOTAL FACTOR POINTS	Points: 1,511.45	Points: 3,659	Points: 1,364.90	Points: 125
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TOTAL POINTS IN ZONE	6,660
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COST PER POINT	\$40.00
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Factor 4 applies to non-habitable commercial structures on the beachfront

PARCEL POINTS	
Total Points	Percentage of all Pts.
55.21	0.83%
230.24	3.46%
98.00	1.47%
21.35	0.32%
156.11	2.34%
158.41	2.38%
482.4	7.24%
146.24	2.20%
35.85	0.54%
477.04	7.16%
99.04	1.49%
88.35	1.33%
102.71	1.54%
74.68	1.12%
25.47	0.38%
143.82	2.16%
3.45	0.05%
3.47	0.05%
5.39	0.08%
10.42	0.16%
222.96	3.35%
54.48	0.82%
22.35	0.34%
127.89	1.92%
62.15	0.93%
101.36	1.52%
148.03	2.22%
47.98	0.72%
121.04	1.82%
111.06	1.67%
239.52	3.60%
21.44	0.32%
93.80	1.41%
57.79	0.87%
148.44	2.23%
43.49	0.65%
19.58	0.29%
22.27	0.33%
19.54	0.29%
22.18	0.33%
19.74	0.30%
174.34	2.62%
258.25	3.88%
132.68	1.99%
235.60	3.54%
322.37	4.84%
511.96	7.69%
103.87	1.56%
309.13	4.64%
202.97	3.05%
32.68	0.49%
13.91	0.21%
14.46	0.22%
13.56	0.20%
67.99	1.02%
3.03	0.05%
3.18	0.05%
3.18	0.05%
5.26	0.08%
6.59	0.10%
12.85	0.19%
12.71	0.19%
11.40	0.17%
51.72	0.78%
11.92	0.18%
6,660.35	100%

STORM DAMAGE REDUCTION BENEFIT ASSESSMENT		RECREATION ASSESSMENT		TOTAL ASSESSMENT		OWNER
SDR Parcel Assessment	SDR Unit Assessment	Pro Rata Assessment	SDR + REC			
\$2,208.10	\$92.00	\$64.58	\$156.59			AQUA VILLA
\$9,209.31	\$67.72	\$64.58	\$132.30			AZURE
\$3,919.68	\$83.40	\$64.58	\$147.98			BELLA RIVA
\$854.13	\$85.41	\$64.58	\$149.99			BLUE DOLPHIN CONDO
\$6,244.16	\$68.62	\$64.58	\$133.20			BREAKERS OF FWB PHASE II
\$6,336.08	\$68.87	\$64.58	\$133.45			BREAKERS PHASE I
\$19,294.97	\$56.92	\$64.58	\$121.50			WATERSCAPE
\$5,849.10	\$60.93	\$64.58	\$125.51			DESTIN WEST BEACH & BAY RESORT
\$1,433.81	\$68.28	\$64.58	\$132.86			DUNE POINTE CONDO
\$19,080.77	\$60.38	\$64.58	\$124.96			EL MATADOR
\$3,961.45	\$56.59	\$64.58	\$121.17			EMERALD ISLE
\$3,533.82	\$80.31	\$64.58	\$144.90			EMERALD TOWERS WEST CONDO
\$4,108.05	\$68.47	\$64.58	\$133.05			GULF DUNES CONDO PH I
\$2,987.18	\$71.12	\$64.58	\$135.71			GULF DUNES CONDO PH II
\$1,018.76	\$67.92	\$64.58	\$132.50			GULFSIDE BCH CONDO
\$5,752.65	\$64.64	\$64.58	\$129.22			ISLAND ECHO
\$138.10	\$138.10	\$64.58	\$202.69			ISLAND MIST - LOT 2
\$138.93	\$138.93	\$64.58	\$203.52			ISLAND MIST - LOT 3
\$215.61	\$215.61	\$64.58	\$280.19			ISLAND MIST - LOT 1
\$416.84	\$416.84	\$64.58	\$481.42			ISLAND MIST - LOT 4
\$8,917.78	\$64.16	\$64.58	\$128.74			ISLAND PRINCESS CONDO
\$2,179.27	\$80.71	\$64.58	\$145.30			ISLAND SANDS
\$894.05	\$81.28	\$64.58	\$145.86			ISLAND SURF
\$5,115.44	\$70.07	\$64.58	\$134.66			ISLANDER BCH RESORT PH II
\$2,485.96	\$59.19	\$64.58	\$123.77			ISLANDER BEACH RESORT & CONDO
\$4,054.25	\$59.62	\$64.58	\$124.20			NAUTILUS CONDO
\$5,920.89	\$60.42	\$64.58	\$125.00			PELICAN ISLE CONDO
\$1,919.04	\$79.96	\$64.58	\$144.54			SEA DUNES CONDO
\$4,841.41	\$60.52	\$64.58	\$125.10			SEA OATS CONDO
\$4,441.99						