LOT 74 HS P-1-7-M-20-A
A PARCEL LYING IN SW 1/4
OR 35 P 513 & OR 55 P 685

CCSW TWO HOLDINGS, LLC
31 BELIN CT
CRAWFORDVILLE, FL 32327

2024

00-00-074-000-10204-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	4820	MINI WAREHOUSE	
MAP NUM	2	MKT AREA	10
NEIGHBORHOOD/LOC	000	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

EXTRA FEATURES

LN	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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

CRAWFORDVILLE HWY, CRAWFORDVILLE

BLD DATE	06/18/2021 MMJS	LGL DATE	06/18/2021 MMJS
XF DATE		LAND DATE	
INC DATE		AG DATE	

WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	450,000
TOTAL MARKET VALUE	450,000
SOH/AGL Deduction	0
ASSESSED VALUE	450,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	450,000
TOTAL JUST VALUE	450,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	450,000

5 YR PRCL CH, N/C

DC ETHEL LOUISE NOEL OR 1195 P 534

5 YR PRCL CH, N/C

5 YR PRCL CK / NO CHG. (M.MUSACHIO)

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1288/0574	8/17/2022	CD	U	V	11	100
GRANTOR: FRIEND TERRENCE E & W						
GRANTEE: CCSW TWO HOLDINGS,						
1273/0064	7/06/2022	WD	Q	V	01	525,000
GRANTOR: NOEL ETHEL L FAMILY T						
GRANTEE: STORE TOWER STORAGE						

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	004850	C	MINI STORAGE	0		C3	0.00	0.00	180.00	FF		1.00	1.00	1.00	2,500.00	2,500.00	450,000							

REVIEW DATE 06/18/2021 BY MMJS Total Acres: 5.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 06/03/2026 BY SYS