

P-18-2-M-20A
 .23 AC M/L IN THE NE 1/4 OF
 THE NW 1/4 OF HS 74 BEING ON

PINNACLE TOWERS ACQUISITION LLC
 4017 WASHINGTON RD PMB 353
 MCMURRAY, PA 15317

2024

00-00-074-000-10223-002



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										WAKULLA COUNTY PROPERTY																																					
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																			
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 62,500 TOTAL MARKET VALUE 62,500 SOH/AGL Deduction 7,500 ASSESSED VALUE 55,000 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 55,000 TOTAL JUST VALUE 62,500 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 50,000																																					
																				5 YR PRCL CH, N/C 5 YR PRCL CH, N/C 5 YR PRCL CH,PU XFOB LN 3, DEL XFOB LN 4 ADD CHG PER OWNER VIA EMAIL																																					
																				<table border="1"> <thead> <tr> <th>PERMIT NUM</th> <th>DESCRIPTION</th> <th>AMT</th> <th>ISSUED</th> </tr> </thead> <tbody> <tr> <td>20000635</td> <td>CELL TOWER</td> <td>0</td> <td>07/24/2020</td> </tr> <tr> <td>2014529</td> <td>REMODEL</td> <td>0</td> <td>06/25/2014</td> </tr> <tr> <td>2013346</td> <td>COMM</td> <td>0</td> <td>06/03/2013</td> </tr> <tr> <td>20061014</td> <td>GENERATOR</td> <td>0</td> <td>06/19/2006</td> </tr> <tr> <td>028252</td> <td>UNIT</td> <td>0</td> <td>09/27/2001</td> </tr> <tr> <td>028242</td> <td>M/UTL</td> <td>0</td> <td>09/25/2001</td> </tr> </tbody> </table>										PERMIT NUM	DESCRIPTION	AMT	ISSUED	20000635	CELL TOWER	0	07/24/2020	2014529	REMODEL	0	06/25/2014	2013346	COMM	0	06/03/2013	20061014	GENERATOR	0	06/19/2006	028252	UNIT	0	09/27/2001	028242	M/UTL	0	09/25/2001
PERMIT NUM	DESCRIPTION	AMT	ISSUED																																																						
20000635	CELL TOWER	0	07/24/2020																																																						
2014529	REMODEL	0	06/25/2014																																																						
2013346	COMM	0	06/03/2013																																																						
20061014	GENERATOR	0	06/19/2006																																																						
028252	UNIT	0	09/27/2001																																																						
028242	M/UTL	0	09/25/2001																																																						
																				<table border="1"> <thead> <tr> <th colspan="10">SALES DATA</th> </tr> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>0573/0551</td> <td>11/23/2004</td> <td>WD</td> <td>Q</td> <td>V</td> <td>03</td> <td>357,395</td> </tr> </tbody> </table> GRANTOR: BIG BEND TOWERS III L GRANTEE: PINNACLE TOWERS 0416/0391 8/09/2001 WD Q V 120,000 GRANTOR: BIG BEND TOWERS III L GRANTEE:										SALES DATA										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	0573/0551	11/23/2004	WD	Q	V	03	357,395				
SALES DATA																																																									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																																			
0573/0551	11/23/2004	WD	Q	V	03	357,395																																																			
																				<table border="1"> <thead> <tr> <th colspan="10">BUILDING NOTES</th> </tr> </thead> <tbody> <tr> <td colspan="10"> </td> </tr> </tbody> </table>										BUILDING NOTES																											
BUILDING NOTES																																																									
																				<table border="1"> <thead> <tr> <th colspan="10">BUILDING DIMENSIONS</th> </tr> </thead> <tbody> <tr> <td colspan="10"> </td> </tr> </tbody> </table>										BUILDING DIMENSIONS																											
BUILDING DIMENSIONS																																																									
TOTALS										BLD DATE 06/18/2021 MMJS LGL DATE 06/18/2021 MMJS XF DATE INC DATE																																															
EXTRA FEATURES										2325 CRAWFORDVILLE HWY, CRAWFORDVILLE																																															
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																																									
LAND DESCRIPTION										TOTAL OB/XF 0																																															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																																	
1	009101	C	UTILITY TOWE	0			0.00	0.00	1.00	LT		1.00	1.00	2.50	25,000.00	62,500.00	62,500																																								
REVIEW DATE 06/18/2021 BY MMJS Total Acres: 0.23 Total Land Value: 62,500 Market: 0 Agricultural: 0 Common: 62,500 PRINTED 04/01/2026 BY SYS																																																									