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

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
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|---|---|---|---|
| DOR CODE | 1000 | VACANT COMMERCIAL | |
| 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 | | | | | |

## MARKET ADJUSTMENTS

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

2325 CRAWFORDVILLE HWY, CRAWFORDVILLE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | 06/18/2021 MMJS | LAND DATE | 06/18/2021 MMJS |
| 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 | 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

| 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 |

## 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 |
| 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: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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## 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 | 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 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
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REVIEW DATE 06/18/2021 BY MMJS Total Acres: 0.23 Total Land Value: 62,500 Market: 0 Agricultural: 0 Common: 62,500 PRINTED 06/24/2026 BY SYS