



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB 100	
Frame	03	MASONRY 100	
Exterior Wall	17	CB STUCCO 70	
Exterior Wall	20	FACE BRICK 30	
Roof Structure	01	FLAT 100	
Roof Cover	04	BUILT-UP 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	07	VYL PLANK 90	
Interior Floor	11	CLAY TILE 10	
Heating Type	09	ENG F AIR 100	
Air Condition	06	ENG CENTRL 100	
Fixtures		21 100	
Story Height		19 100	
RMS		16 100	
Stories	1.	1. 100	
Class	00	N/A 100	
Units		0 100	
Kitchen	FR	FAIR 100	
Quality	04	ABOVE AVERAGE	
DOR CODE	1900	PROFESSIONAL BLDG	
MAP NUM	2	MKT AREA	10
NEIGHBORHOOD/LOC	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	4,145	100	2022
CAN	24	30	2022
CAN	24	30	2022
CAN	33	30	2022
CAN	33	30	2022
CAN	42	30	2022
CAN	42	30	2022
CAN	42	30	2022
CAN	45	30	2022
CAN	60	30	2022
TOTALS	4,550		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MED OFFICE	0%	- 2024		Heated Area: 4145		HX Base Yr					

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
1	0208	COMM PARKI	0	0	0	46.00	UT	2,100.00	2,100.00	100	2022	2022

WAKULLA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		1,275,962	
TOTAL MARKET OB/XF VALUE		96,600	
TOTAL LAND VALUE - MARKET		636,000	
TOTAL MARKET VALUE		2,008,562	
SOH/AGL Deduction		0	
ASSESSED VALUE		2,008,562	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		2,008,562	
TOTAL JUST VALUE		2,008,562	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		2,008,643	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22-000563	INSTALL TRAFFIC L		06/22/2022
OBN22-00002	BUILD OUT-CO	0	03/23/2022
OBN21-00015	COMM SHELL BLD-C	0	06/09/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1281/0363	8/25/2022	WD Q	Q	I	01	2,768,000

BUILDING NOTES						
GRANTOR: TW CRAWFORDVILLE HWY						
GRANTEE: GULF CITY PLAZA LLC						
1210/0220	5/24/2021	WD Q	Q	V	01	800,000
GRANTOR: SONGBIRD OF WAKULLA C						
GRANTEE: TW CRAWFORDVILLE-HW						

BUILDING DIMENSIONS												
BAS=[YR=2022] W81 S15 CAN=[YR=2022] N11 W3 S11 E3\$ S18												
CAN=[YR=2022] N15 W3 S15 E3\$ S14 CAN=[YR=2022] N11 W3 S11 E3\$												
S4 E18 CAN=[YR=2022] W14 S3 E14 N3\$ E18 CAN=[YR=2022] W14 S3												
E14 N3\$ E18 CAN=[YR=2022] W14 S3 E14 N3\$ E3 S1 E5 N1 E15												
CAN=[YR=2022] W15 S4 E15 N4\$ S1 E5 N5 W1 CAN=[YR=2022] E3 N20												
W3 S20\$ N31 CAN=[YR=2022] S8 E3 N8 W3\$ N12 CAN=[YR=2022] S8												
E3 N8 W3\$ N4\$.												

LAND DESCRIPTION													TOTAL OB/XF												
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	001910	C	MEDIC OFF	0		C2	0.00	0.00	1.06	AC		1.00	1.00	1.00	600,000.00	600,000.00	636,000								