



| ELEMENT | | CD | | CONSTRUCTION | |
|------------------|------------------|-------------|-------|--------------|----------------------|
| Foundation | 02 | CONCR | SLAB | 100 | |
| Frame | 02 | WOOD | FRAME | 100 | |
| Exterior Wall | 10 | ABOVE | AVG. | 100 | |
| Roof Structur | 01 | FLAT | | 100 | |
| Roof Cover | 04 | BUILT-UP | | 100 | |
| Interior Wall | 05 | DRYWALL | | 70 | |
| Interior Wall | 08 | DECORATIVE | | 30 | |
| Interior Floo | 11 | CLAY TILE | | 100 | |
| Heating Type | 09 | ENG F AIR | | 100 | |
| Air Condition | 06 | ENG CENTRL | | 100 | |
| Fixtures | | | | 10 | 100 |
| Story Height | | | | 0 | 100 |
| RMS | | | | 0 | 100 |
| Stories | 1. | | | 1. | 100 |
| Class | 00 | N/A | | 100 | |
| Units | | | | 0 | 100 |
| Quality | 06 | SUPERIOR | | | |
| DOR CODE | 1120 | CONV & GAS | | | |
| 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 |
| BAS | 2,992 | 100 | 2022 | 2,992 | 691,557 |
| PTO | 208 | 5 | 2022 | 10 | 2,312 |
| TOTALS | 3,200 | | | 3,002 | 693,868 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | |
|--------------------|------------|-----------|-------------|----------------|----------------|-----|-----|------|------|------|--------|------------------------------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | |
| 1 | CONV & GAS | 0% | - 2024 | | | | | | | | | Heated Area: 2992 HX Base Yr | |

| WAKULLA COUNTY PROPERTY | | | |
|---|-------------|----------|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 2 |
| VALUATION BY | | STANDARD | |
| Tax Group: 3 | Tax Dist: | | |
| BUILDING MARKET VALUE | 693,868 | | |
| TOTAL MARKET OB/XF VALUE | 604,401 | | |
| TOTAL LAND VALUE - MARKET | 700,000 | | |
| TOTAL MARKET VALUE | 1,998,269 | | |
| SOH/AGL Deduction | 0 | | |
| ASSESSED VALUE | 1,998,269 | | |
| TOTAL EXEMPTION VALUE | 0 | | |
| BASE TAXABLE VALUE | 1,998,269 | | |
| TOTAL JUST VALUE | 1,998,269 | | |
| NCON VALUE | 0 | | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | 1,907,165 | | |
| 0211 X 5, 0250,0930,0080,0920,&1700 | | | |
| JS PU COMMERCIAL BLDG & XFOBS 0210 X 4, SP21-18 | | | |
| 5 YR PRCL CH, PU XFOB LN 1 & 2 | | | |
| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
| 21001266 | CIRCLE K-CO | 0 | 05/26/2022 |
| 21001266 | CIRCLE K | 0 | 05/26/2022 |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1296/0857 | 1/05/2023 | WD Q | Q | I | 01 | 3,176,500 |
| GRANTOR: TW CRAWFORDVILLE-SONG | | | | | | |
| GRANTEE: CHASTAIN CK CRAWFOR | | | | | | |
| 1227/0180 | 9/02/2021 | WD Q | Q | V | 01 | 800,000 |
| GRANTOR: SONGBIRD OF WAKULLA C | | | | | | |
| GRANTEE: TW CRAWFORDVILLE-SO | | | | | | |

| 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 | Q | % COND | OB/XF MKT VALUE | NOTES | |
| 1 | 1700 | GAS ISLAND | 0 | 0 | 0 | 0 | 7.00 | UT | 15,000.00 | 15,000.00 | 100 | 2022 | 2022 | 3 | 97 | 101,850 | | |
| 2 | 1750 | CANOPY, SE | 0 | 0 | 190 | 24 | 4,560.00 | SF | 77.00 | 77.00 | 100 | 2022 | 2022 | GD | 97 | 340,586 | | |
| 3 | 0210 | CONCRETE D | 0 | 0 | 24 | 29 | 696.00 | SF | 6.00 | 6.00 | 100 | 2022 | 2022 | 3 | 97 | 4,051 | | |
| 4 | 0210 | CONCRETE D | 0 | 0 | 42 | 39 | 1,638.00 | SF | 6.00 | 6.00 | 100 | 2022 | 2022 | 3 | 97 | 9,533 | | |
| 5 | 0210 | CONCRETE D | 0 | 0 | 270 | 18 | 4,860.00 | SF | 6.00 | 6.00 | 100 | 2022 | 2022 | 3 | 97 | 28,285 | | |
| 6 | 0210 | CONCRETE D | 0 | 0 | 21 | 27 | 567.00 | SF | 6.00 | 6.00 | 100 | 2022 | 2022 | 3 | 97 | 3,300 | | |
| 7 | 0211 | CONCRETE W | 0 | 0 | 175 | 5 | 875.00 | SF | 6.00 | 6.00 | 100 | 2022 | 2022 | 3 | 97 | 5,093 | | |
| 8 | 0211 | CONCRETE W | 0 | 0 | 26 | 16 | 416.00 | SF | 6.00 | 6.00 | 100 | 2022 | 2022 | 3 | 97 | 2,421 | | |
| 9 | 0211 | CONCRETE W | 0 | 0 | 126 | 12 | 1,512.00 | SF | 6.00 | 6.00 | 100 | 2022 | 2022 | 3 | 97 | 8,800 | | |
| 10 | 0211 | CONCRETE W | 0 | 0 | 49 | 7 | 343.00 | SF | 6.00 | 6.00 | 100 | 2022 | 2022 | 3 | 97 | 1,996 | | |
| TOTALS | | | | | | | | | | | | | | 3,200 | | 3,002 | 693,868 | |

| BUILDING NOTES | | | |
|---------------------------------------|--|--|--|
| 2361 CRAWFORDVILLE HWY, CRAWFORDVILLE | | | |

| BUILDING DIMENSIONS | | | |
|---|--|--|--|
| BAS=[YR=2022] W88 S31 PTO=[YR=2022] N13 W16 S13 E16 S3 E88 N34 S. | | | |

| 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 | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
| 1 | 001120 | C | CONV & GAS | 0 | | C2 | 0.00 | 0.00 | 1.00 | UT | | 1.00 | 1.00 | 1.00 | 700,000.00 | 700,000.00 | 700,000 | | | | | | | |

