LOT 75 HS P-4-2 M-20-B
PARCEL IN THE SE 1/4 OF HS
75 LYING ON W SIDE OF HWY 319

CP THUNDER FS LLC
CORPORATE PARTNERS GP LLC, 545 SOUTH FIGUEROA ST STE 61
LOS ANGELES, CA 90071

2024

00-00-075-000-10237-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1105	DRUG STORE	
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

CRAWFORDVILLE HWY, CRAWFORDVILLE

BLD DATE			LGL DATE	
XF DATE	07/01/2020	FRAK	LAND DATE	07/01/2020 FRAK
INC DATE			AG DATE	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	10,303
TOTAL LAND VALUE - MARKET	69,658
TOTAL MARKET VALUE	79,961
SOH/AGL Deduction	0
ASSESSED VALUE	79,961
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	79,961
TOTAL JUST VALUE	79,961
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	81,104

PRCL:0:1: SUBTRACTED FOR RETENTION POND. EB 08/23

5 YR PRCL CH, N/C

5 YR PRCL CH, N/C

10237-001 ASSESSED ON WRONG PRCL

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1281/0646	8/15/2022	WD	Q	I	05	4,312,900
GRANTOR: WALGREEN CO						
GRANTEE: CP THUNDER FS LLC						
0613/0013	8/22/2005	WD	Q	V	02	200,000
GRANTOR: LINZY BESSIE R						
GRANTEE: WALGREEN CO						

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
1	0250	ASPHALT AV	0	0	0	0	19,079.00	SF	2.00	2.00	100	2006	2006	3	27	10,303	

LAND DESCRIPTION

TOTAL OB/XF 10,303

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	001105	C	DRUG STORE	0		C2	0.00	0.00	0.70	FF		1.00	1.00	1.00	100,000.00	100,000.00	69,500							
2	009403	C	RETENTION PO	0		C2	0.00	0.00	1.58	FF		1.00	1.00	1.00	100.00	100.00	158							

REVIEW DATE 07/01/2020 BY FRAK Total Acres: 4.54 Total Land Value: 69,658 Market: 0 Agricultural: 0 Common: 69,658 PRINTED 04/01/2026 BY SYS