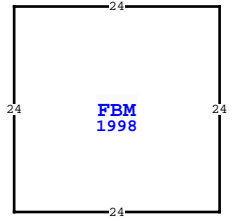
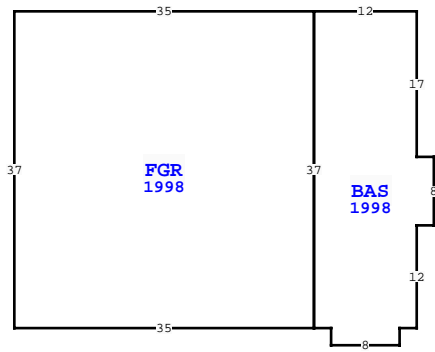


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	03	MASONRY 100
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Fixtures	5	100
Story Height	0	100
RMS	3	100
Stories	1.	1. 100
Class	00	N/A 100
Units	0	100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MINILUBE G	0%	0									Heated Area: 879 HX Base Yr	



Quality	05	EXCELLENT			
DOR CODE	2600	SERVICE STATION			
MAP NUM	2	MKT AREA 10			
NEIGHBORHOOD/LOC	91.00	2.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	476	100	1998	476	136,026
FBM	576	70	1998	403	115,165
FGR	1,295	50	1998	648	185,179
TOTALS	2,347			1,527	436,369

2597 CRAWFORDVILLE HWY, CRAWFORDVILLE

BLD DATE	06/17/2021	MMJS	LGL DATE	
XF DATE	06/17/2021	MMJS	LAND DATE	06/17/2021
INC DATE			AG DATE	

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	0250	ASPHALT AV	0	0	0	0		4.00	100	1998	1998	3	20	4,798	

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			436,369
TOTAL MARKET OB/XF VALUE			4,798
TOTAL LAND VALUE - MARKET			500,000
TOTAL MARKET VALUE			941,167
SOH/AGL Deduction			804,112
ASSESSED VALUE			137,055
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			137,055
TOTAL JUST VALUE			941,167
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			946,184
COA PER ONLINE REQ			
COA PER NCOA REPORT			
5 YR PRCL CH, N/C			
5 YR PRCL CH, CHG INT, QUAL & FIXT			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001266	ELECTRIC	0	09/09/2019
19001131	SIGNAGE-CO	0	08/19/2019
16000134	RE-ROOF-CO	0	02/12/2016
23068	GARAGE	0	12/23/1998
23332	ELECT	0	03/09/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1140/0402	2/07/2020	WD Q	Q	I	01	927,900
GRANTOR: SUNSHINE CAR CARE LLC						
GRANTEE: NS RETAIL HOLDINGS						
0638/0437	1/31/2006	WD Q	Q	I	03	920,000
GRANTOR: SUPER-LUBE INC						
GRANTEE: SUNSHINE CAR CARE L						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1998] W12 S37 FGR=[YR=1998] N37 W35 S37 PTR=S15 E5
FBM=[YR=1998] S24 E24 N24 W24\$ W5 N15\$ E35\$ E2 S2 E8 N2 E2
N12 E2 N8 W2 N17\$.

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	002500	C	SRVC SHOPS	0			100.00	100.00	100.00	FF		1.00	1.00	2.00	2,500.00	5,000.00	500,000							