

ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	03	MASONRY		100	
Exterior Wall	19	COMMON	BRK	100	
Roof Structur	01	FLAT		100	
Roof Cover	04	BUILT-UP		100	
Interior Wall	05	DRYWALL		100	
Interior Floo	11	CLAY TILE		100	
Ceiling	01	FIN.SUSPD		100	
Heating Type	09	ENG F AIR		100	
Air Condition	06	ENG CENTRL		100	
Fixtures				8 100	
Story Height				0 100	
RMS				3 100	
Stories	1.			1. 100	
Class	00	N/A		100	
Units				0 100	
Quality	03	AVERAGE			
DOR CODE	2200	DRIVE THRU	REST		
MAP NUM	3	MKT AREA		10	
NEIGHBORHOOD/LOC	000			1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	876	100	1995	876	162,157
GOF	96	115	1995	110	20,362
KTG	540	140	1995	756	139,944
TOTALS	1,512			1,742	322,463

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
1	FAST FOOD	0%	- 0									Heated Area: 1512 HX Base Yr		
BLD DATE				10/29/2021	JSJS		LGL DATE		10/29/2021		JSJS			
XF DATE				10/29/2021	JSJS		LAND DATE		10/29/2021		JSJS			
INC DATE							AG DATE							

WAKULLA COUNTY PROPERTY VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			322,463
TOTAL MARKET OB/XF VALUE			17,199
TOTAL LAND VALUE - MARKET			55,800
TOTAL MARKET VALUE			395,462
SOH/AGL Deduction			127,692
ASSESSED VALUE			267,770
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			267,770
TOTAL JUST VALUE			395,462
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			403,146
5 YR PRCL CK, N/C			
5 YR PRCL CH, N/C			
ADD SS TO NOTC ON PRCL SCREEN			
5 YR PRCL CH, N/C			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
16000956	MECH-CO	0	09/28/2016
2008463	WALL SIGN	0	05/28/2008
19849	N/A	0	07/12/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0927/0564	11/12/2013	WD	Q	I	01	310,000
GRANTOR: AYUB ROSHAN						
GRANTEE: PATEL VIPULKUMAR D						
0848/0421	3/15/2011	WD	Q	I	01	250,000
GRANTOR: FOX WAY PROPERTIES						
GRANTEE: AYUB ROSHAN						

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	0208	COMM PARKI	0	0	0	0		9.00	UT	2,100.00	2,100.00	100	1995	1995	3	91	17,199	

BUILDING NOTES													
3073 CRAWFORDVILLE HWY, CRAWFORDVILLE													

BUILDING DIMENSIONS													
KTG=[YR=1995] W42 S14 E30 N4 E12 GOF=[YR=1995] W12 S8 E12													
BAS=[YR=1995] W12 N4 W30 S22 E42 N18\$ N8\$ N10\$.													

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	002200	C	FAST FOOD	0			99.00	188.00	18,600.00	SF		1.00	1.00	1.00	3.00	3.00	55,800							