

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
03	MASONRY 100				
19	COMMON BRK 100				
01	FLAT 100				
04	BUILT-UP 100				
05	DRYWALL 100				
11	CLAY TILE 100				
01	FIN.SUSPD 100				
09	ENG F AIR 100				
06	ENG CENTRL 100				
	8 100				
	0 100				
	3 100				
1.	1. 100				
00	N/A 100				
	0 100				
03	AVERAGE				
2200	DRIVE THRU REST				
3	MKT AREA	10			
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						
				XF DATE	10/29/2021	JSJS	LAND DATE	10/29/2021 JSJS					
				INC DATE									

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
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							