PETRIK PARK LOT 7
OR 430 P 68 OR 559 P 188
OR 301 P 148 OR 921 P 305

WAKULLA MEDICAL PLAZA LLC
41 FELI WAY
CRAWFORDVILLE, FL 32327

2024

00-00-077-297-10314-A07

BUILDING CHARACTERISTICS

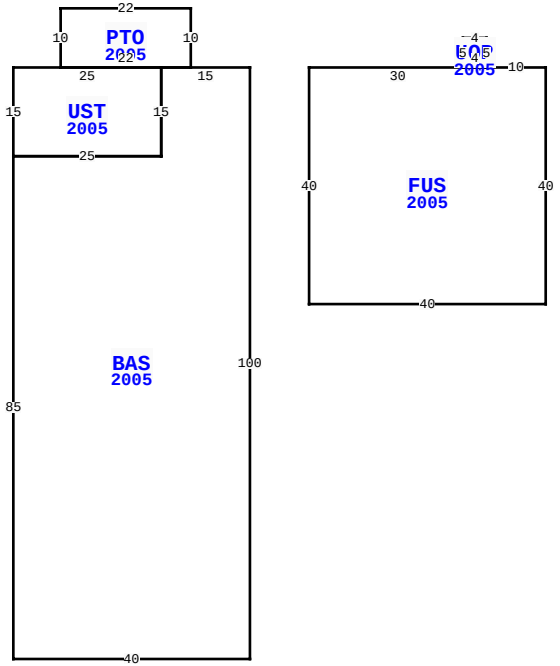
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Fixtures		14 100
Story Height		0 100
RMS		16 100
Stories	1.5	1.5 100
Class	00	N/A 100
Units		0 100
Quality	03	AVERAGE
DOR CODE	1900	PROFESSIONAL BLDG
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	3,625	100	2005	3,625	513,297
FUS	1,600	100	2005	1,600	226,558
PTO	220	5	2005	11	1,558
UOP	20	20	2005	4	566
UST	375	40	2005	150	21,240
TOTALS	5,840			5,390	763,218

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1910	04	5,390	95.6760	191.35	1,031,376	2005	2005	0	0	0	26.00	74.00

1 MED OFFICE 0% - 0 Heated Area: 5225 HX Base Yr



41 FELI WAY, CRAWFORDVILLE

BLD DATE	02/07/2020	FRAK	LGL DATE		
XF DATE	02/07/2020	FRAK	LAND DATE	02/07/2020	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	763,218
TOTAL MARKET OB/XF VALUE	21,443
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	824,661
SOH/AGL Deduction	496,681
ASSESSED VALUE	327,980
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	327,980
TOTAL JUST VALUE	824,661
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	583,377

5 YR PRCL CK, CHG Qual Min to Avg, CHG TRAV Add PT
BUSE FOR CONSISTENCY WITH MED BLDGS
MM 5YR CK - CHG PUSE, LAND USE AND
5 YR PRCL CH, N/C

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2013390	COMM-CO	0	06/14/2013
20061143	AC	0	07/03/2006
2005795	AC	0	06/09/2005
2005439	COMMBLD	0	04/04/2005
2005410	N/A	0	03/29/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0921/0305	9/06/2013	WD	U	I	32	435,000
GRANTOR: REGIONS DEVELOPMENT L						
GRANTEE: WAKULLA MEDICAL PLA						
0559/0188	9/28/2004	WD	Q	V		73,350
GRANTOR: STONE REAL ESTATE HOL						
GRANTEE: REGIONS DEVEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005;ORIG=0,0] W15 S15 W25 S85 E40 N100 $
FUS=[YR=2005;ORIG=10,0] S40 E40 N40 W10 W30 $
UST=[YR=2005;ORIG=-15,0] W25 S15 E25 N15 $
PTO=[YR=2005;ORIG=-10,-10] W22 S10 E22 N10 $
UOP=[YR=2005;ORIG=40,0] N5 W4 S5 E4 $
PTR=[YR=2005;ORIG=0,0] E10 W10 $
.

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	0210	CONCRETE D	0	0	18	38	684.00	SF	6.00	6.00	100	2005	2005	3	24	985	
2	0211	CONCRETE W	0	0	0	0	1,318.00	SF	6.00	6.00	100	2005	2005	3	24	1,898	
3	0005	ELEVATOR	0	0	0	0	1.00	UT	29,000.00	29,000.00	100	2005	2005	3	64	18,560	

LAND DESCRIPTION

TOTAL OB/XF 21,443

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	001910	C	MEDIC OFF	0			153.00	291.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 05/06/2024 BY Nwatts Total Acres: 1.02 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 04/01/2026 BY SYS