

P-1-3-M-21C 2.89 AC  
 A PARCEL LOCATED ON HWY 319  
 SOUTH IN W 1/2 OF HS 89

CRAWFORD AND PINE STORAGE LLC ETAL/THE KRUPA TRUST  
 9519 4TH ST NE  
 LAKE STEVENS, WA 98258

**2024**

00-00-089-000-11598-003

ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	12	CEDAR/CYPR	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	80		
Interior Floo	12	HARDWOOD	20		
Heating Type	13	HEAT PUMP	100		
Air Condition	13	HEAT PUMP	100		
Fixtures			5	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	1700	OFFICE BUILDING			
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	3,220	100	1995	3,220	274,615
FOP	704	30	1995	211	17,995
UUS	420	50	1996	210	17,909
TOTALS	4,344			3,641	310,519

MARKET ADJUSTMENTS																										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND															
1	OFFICE	0% - 0																								
Heated Area: 3220																										
HX Base Yr																										
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>03/04/2022</th> <th>JSJS</th> <th>LGL DATE</th> <th></th> </tr> <tr> <th>XF DATE</th> <th>03/04/2022</th> <th>JSJS</th> <th>LAND DATE</th> <th>10/03/2017</th> </tr> <tr> <th>INC DATE</th> <th></th> <th></th> <th>AG DATE</th> <th>MMSR</th> </tr> </thead> </table>												BLD DATE	03/04/2022	JSJS	LGL DATE		XF DATE	03/04/2022	JSJS	LAND DATE	10/03/2017	INC DATE			AG DATE	MMSR
BLD DATE	03/04/2022	JSJS	LGL DATE																							
XF DATE	03/04/2022	JSJS	LAND DATE	10/03/2017																						
INC DATE			AG DATE	MMSR																						

WAKULLA COUNTY PROPERTY				PAGE 1 of 2	3	
VALUATION SUMMARY				STANDARD		
VALUATION BY		Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE		668,067				
TOTAL MARKET OB/XF VALUE		3,488				
TOTAL LAND VALUE - MARKET		103,675				
TOTAL MARKET VALUE		775,230				
SOH/AGL Deduction		345,508				
ASSESSED VALUE		429,722				
TOTAL EXEMPTION VALUE		0				
BASE TAXABLE VALUE		429,722				
TOTAL JUST VALUE		775,230				
NCON VALUE		0				
INCOME VALUE		0				
PREVIOUS YEAR MKT VALUE		736,499				
5 YR PRCL CK, CHG EYB 1995 TO 1999, NEW ROOF, DIDN						
5 YR PRCL CH, N/C						
PRMT 21001302 REROOF EYB +4 1999						
RMS & BATHS, CORR BLDG TYPE CARD 2						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
21001302	REROOF	0	12/17/2021			
2013724	RE-ROOF	0	10/15/2013			
20101144	USE PRMT-VOIDED	0	12/07/2010			
20101127	USE PRMT	0	12/02/2010			
2010997	USE PRMT	0	10/01/2010			
29351	A/C	0	08/15/2002			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1270/0145	6/15/2022	WD	U	I	16	100
GRANTOR: CRAWFORDVILLE LOG CAB						
GRANTEE: CRAWFORD AND PINE P						
1020/0854	12/14/2016	WD	U	I	11	100
GRANTOR: NEECE JACK JR						
GRANTEE: CRAWFORDVILLE LOG C						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=1995] W70 S36 FOP=[YR=1995] W8 S18 E78 N8 W70 N10\$ S10 E70 N46\$ PTR=[YR=1996] E10 UUS=[YR=1996] E30 S14 W30 N14\$ W10\$.						

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	0211	CONCRETE W	0	0	4	5	20.00	SF	6.00	6.00	100	2002	2002	3	52	62	
2	0211	CONCRETE W	0	0	4	5	20.00	SF	6.00	6.00	100	2002	2002	3	52	62	
3	0211	CONCRETE W	0	0	4	5	20.00	SF	6.00	6.00	100	2002	2002	3	52	62	
4	0211	CONCRETE W	0	0	4	5	20.00	SF	6.00	6.00	100	2002	2002	3	52	62	
5	0211	CONCRETE W	0	0	4	6	24.00	SF	6.00	6.00	100	2002	2002	3	52	75	
6	0211	CONCRETE W	0	0	4	6	24.00	SF	6.00	6.00	100	2002	2002	3	52	75	
7	0211	CONCRETE W	0	0	14	2	28.00	SF	6.00	6.00	100	2002	2002	3	20	34	
8	0211	CONCRETE W	0	0	10	4	40.00	SF	6.00	6.00	100	2002	2002	3	52	125	
9	0211	CONCRETE W	0	0	16	6	96.00	SF	6.00	6.00	100	2002	2002	3	52	300	
10	0211	CONCRETE W	0	0	88	4	352.00	SF	6.00	6.00	100	2002	2002	3	52	1,098	
TOTAL OB/XF												1,955					

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	001700	C	1STORY OFF	0		C2	187.00	230.00	290.00	FF		1.00	1.00	0.65	550.00	357.50	103,675							

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	02	WOOD FRAME	100
Exterior Wall	12	CEDAR/CYPR	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	11	CLAY TILE	10
Heating Type	13	HEAT PUMP	100
Air Condition	13	HEAT PUMP	100
Fixtures		4	100
Story Height		0	100
RMS		12	100
Stories	1.5	1.5	100
Class	00	N/A	100
Units		0	100
Quality	03	AVERAGE	
DOR CODE	1700	OFFICE BUILDING	
MAP NUM	3	MKT AREA	10
NEIGHBORHOOD/LOC	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,272	100	2002
FUS	760	100	2002
STR	60	10	2002
STR	60	10	2002
UOP	30	20	2002
UOP	30	20	2002
UOP	56	20	2002
TOTALS	3,268		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	OFFICE	0% - 0			525,806	2002	2002	0	0	32.00	68.00	
Heated Area: 3032 HX Base Yr												
BLD DATE	03/04/2022		JSJS	LGL DATE	10/03/2017		MMSR					
XF DATE	03/04/2022		JSJS	LAND DATE								
INC DATE				AG DATE								

WAKULLA COUNTY PROPERTY			
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Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			668,067
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TOTAL MARKET VALUE			775,230
SOH/AGL Deduction			345,508
ASSESSED VALUE			429,722
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			429,722
TOTAL JUST VALUE			775,230
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			736,499
BLDG TYPE CARD 1, CORR FLOOR, HTTP, A/C, FIXT			
QUAL BETTER THAN FAIR, CORR HTTP & A/C, CORR			
CONDITION & WELL MAINTAINED INSIDE & OUT,			
RMS, PU BATHS, DEL SPCD, BLDG IN VERY GOOD			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
29125	COMMBLDG	0	06/12/2002
21759	N/A	0	01/10/1997
19661	N/A	0	05/16/1995
19438	N/A	0	03/24/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1270/0145	6/15/2022	WD	U	I	16	100
GRANTOR: CRAWFORDVILLE LOG CAB						
GRANTEE: CRAWFORD AND PINE P						
1020/0854	12/14/2016	WD	U	I	11	100
GRANTOR: NEECE JACK JR						
GRANTEE: CRAWFORDVILLE LOG C						

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
11	0955	PRIVACY FE	0	0	0	146.00	LF	15.00	15.00	100	2002	2002	3	70	1,533	

BUILDING NOTES									
3295 CRAWFORDVILLE HWY, CRAWFORDVILLE									

BUILDING DIMENSIONS									
BAS=[YR=2002] W76 S11 UOP=[YR=2002] W5 S6 STR=[YR=2002] S15 E4 N15 W4\$ E5 N6\$ S17 E20 S4 E15 UOP=[YR=2002] S8 E7 N8 W7\$ E21 N4 E20 N11 UOP=[YR=2002] E1 STR=[YR=2002] S15 E4 N15 W4\$ E4 N6 W5 S6\$ N17\$ PTR=N10 FUS=[YR=2002] N10 W76 S10 E76\$ S10\$.									

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
										1,533														