

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							

ELEMENT		CD	BUILDING CHARACTERISTICS		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	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	TOT ADJ AREA	SUBAREA MARKET VALUE	
BAS	2,272	100	2002	2,272	264,868	
FUS	760	100	2002	760	88,600	
STR	60	10	2002	6	700	
STR	60	10	2002	6	700	
UOP	30	20	2002	6	700	
UOP	30	20	2002	6	700	
UOP	56	20	2002	11	1,282	
TOTALS	3,268			3,067	357,548	

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											
3295 CRAWFORDVILLE HWY, CRAWFORDVILLE											
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			
VALUATION SUMMARY			PAGE 2 of 2
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			668,067
TOTAL MARKET OB/XF VALUE			3,488
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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	0		15.00	100	2002	2002	3	70	1,533	

BUILDING NOTES									
<p>BUILDING DIMENSIONS</p> <p>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\$.</p>									

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
<p>REVIEW DATE 05/07/2024 BY Nwatts Total Acres: 0.99 Total Land Value: 103,675 Market: 0 Agricultural: 0 Common: 103,675 PRINTED 04/01/2026 BY SYS</p>																								