P-1-2-M-28 A PARCEL IN THE
NW CORNER OF HS 91
OR 209 P 477 OR 499 P 355

98 BILLBOARD LLC
5953 TUSQUITTEE RD
HAYESVILLE, NC 28904

**2024**

00-00-091-000-11635-002

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 1000 | VACANT COMMERCIAL | |
| MAP NUM | 5 | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 000 | 1.00/ | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| | | | | | |
| TOTALS | | | | | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

3284 COASTAL HWY, CRAWFORDVILLE

| | | | |
|---|---|---|---|
| BLD DATE | 04/12/2021 MMJS | LGL DATE | 04/12/2021 MMJS |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 1,008 |
| TOTAL LAND VALUE - MARKET | 189,900 |
| TOTAL MARKET VALUE | 190,908 |
| SOH/AGL Deduction | 62,320 |
| ASSESSED VALUE | 128,588 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 128,588 |
| TOTAL JUST VALUE | 190,908 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 120,429 |

MAILED TO UPDATED ADDRESS
2022 TRIM RETURNED - AMENDED TRIM
COA FORM - VIRGINIA MOORE- SEE SCANS
5 YR PRCL CH, CORR LF XFOB LN 1

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 2011831 | ELECT TO BILLBOAR | 0 | 12/06/2011 |
| 20052060 | SIGN | 0 | 12/19/2005 |
| | | | |
| | | | |
| | | | |
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1148/0094 | 3/17/2020 | QC | U | V | 30 | 100 |
| GRANTOR: JERRY MOORE FLORIDA O | | | | | | |
| GRANTEE: 98 BILLBOARD LLC | | | | | | |
| 1144/0460 | 3/17/2020 | QC | U | V | 30 | 100 |
| GRANTOR: JERRY MOORE FLORIDA O | | | | | | |
| GRANTEE: 98 BILLBOARD LLC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

## 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 | 0090 | CHAINLINK | 0 | 0 | 0 | 0 | 400.00 | LF | 12.00 | 12.00 | 100 | 2003 | 2003 | 3 | 21 | 1,008 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,008

| 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 | 001000 | C | VAC COMMERCI | 0 | | | 0.00 | 0.00 | 3.25 | AC | | 1.00 | 1.00 | 1.00 | 15,000.00 | 15,000.00 | 48,750 | | | | | | | |
| 2 | 001000 | C | VAC COMMERCI | 0 | | CTTP | 0.00 | 0.00 | 9.41 | AC | | 1.00 | 1.00 | 1.00 | 15,000.00 | 15,000.00 | 141,150 | | | | | | | |

REVIEW DATE 04/12/2021 BY MMJS Total Acres: 12.66 Total Land Value: 189,900 Market: 0 Agricultural: 0 Common: 189,900 PRINTED 06/17/2026 BY SYS