NORTH POINTE CENTER PHASE 1
LOT 1
07-3S-1W P-13-4-58 LYING IN

NORTH POINTE CENTER LLC PHASE 1
90 CALUSA WAY
CRAWFORDVILLE, FL 32327

2024

07-3S-01W-340-04316-A01

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1002	COMM W/XFOB	
MAP NUM	2	MKT AREA	10
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

1580 CRAWFORDVILLE HWY, CRAWFORDVILLE

BLD DATE	07/31/2017 RTSR	LGL DATE	
XF DATE	08/24/2021 MMMK	LAND DATE	08/24/2021 MMMK
INC DATE		AG DATE	

WAKULLA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	8,148
TOTAL LAND VALUE - MARKET	57,200
TOTAL MARKET VALUE	65,348
SOH/AGL Deduction	26,928
ASSESSED VALUE	38,420
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	38,420
TOTAL JUST VALUE	65,348
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	57,200

COA PER OWNER

5 YR PRCL CHK, N/C

PROPERTY NOW USED AS PRIMARY ENTRANCE TO CENT

BLDG REMOVED FROM PROPERTY DUE TO ROAD ROW

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001195	SIGN	0	09/09/2019
2011185	REMODEL	0	03/28/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0651/0656	4/19/2006	WD	Q	I	01	703,300

GRANTOR: TUPELO CONSTRUCTION C

GRANTEE: NORTH POINTE CENTER

0651/0656	4/19/2006	WD	Q	I	01	703,300

GRANTOR: TUPELO CONSTRUCTION C

GRANTEE: NORTH POINTE CENTER

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
7	0250	ASPHALT AV	0	0	140	30	4,200.00	SF	2.00	2.00	100	2024	2022		97	8,148	

LAND DESCRIPTION

TOTAL OB/XF 8,148

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		C2	0.00	0.00	143.00	FF		1.00	1.00	1.00	400.00	400.00	57,200							

REVIEW DATE 08/24/2021 BY MMMK Total Acres: 0.00 Total Land Value: 57,200 Market: 0 Agricultural: 0 Common: 57,200 PRINTED 05/13/2026 BY SYS