18-3S-1W P-33-M-59B
S 1/2 OF SE 1/4 OF NE 1/4
LESS SCHOOL HOUSE LOT

BP-CFL LLC
20411 W. 12 MILE RD STE 200
SOUTHFIELD, MI 48076

2024

18-3S-01W-000-04492-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
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

18 PRIVATE DR, CRAWFORDVILLE

BLD DATE	06/06/2018	RTSR	LGL DATE		
XF DATE	06/06/2018	RTSR	LAND DATE	06/06/2018	RTSR
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	0
TOTAL LAND VALUE - MARKET	635,000
TOTAL MARKET VALUE	635,000
SOH/AGL Deduction	0
ASSESSED VALUE	635,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	635,000
TOTAL JUST VALUE	635,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	635,000

5YR CK VACANT PRCL
2022 COC R220053 REMOVE COUNTY EXEMPTION
COA FORM - VIRGINIA MOORE- SEE SCANS
COA PER NCOA REPORT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
OBN24-00020	COMMERCIAL BLDG		06/25/2024
18000399	HVAC CO	0	10/04/2018
2013532	ELEC	0	08/01/2013
2009490	REPR ELEC SERV	0	06/11/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1356/0220	4/15/2024	WD	Q	V	01	1,800,000
GRANTOR: JERRY MOORE FLORIDA O						
GRANTEE: BP-CFL, LLC						
1238/0488	11/01/2021	CO	Q	I	01	751,000
GRANTOR: WAKULLA COUNTY						
GRANTEE: JERRY MOORE FLORIDA						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000190	C	DEVELOPER	0		C2	0.00	0.00	4.82	AC		1.00	1.00	1.00	131,742.74	131,742.74	635,000							

REVIEW DATE 01/08/2022 BY ITLW Total Acres: 4.82 Total Land Value: 635,000 Market: 0 Agricultural: 0 Common: 635,000 PRINTED 04/08/2026 BY SYS