18-3S-1W P-37-M-59B
1.40 AC IN NE 1/4 OF SE 1/4 OF
SEC 18 & ST RD 369

19 PROPS LLC
200 WEST MICHIGAN AVE STE 201
KALAMAZOO, MI 49007

2024

18-3S-01W-000-04496-000

BUILDING CHARACTERISTICS

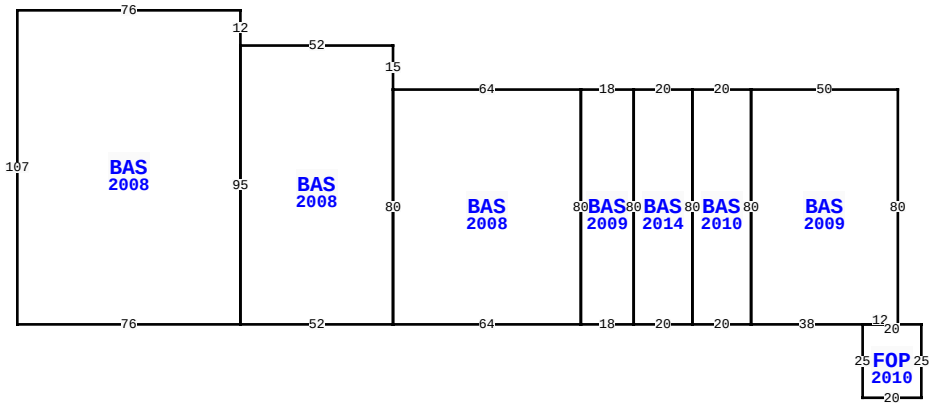
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	05	STEEL 100
Exterior Wall	22	PRECAST PN 50
Exterior Wall	25	MOD METAL 50
Roof Structur	02	SHED 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	04	ROOF TOP 100
Fixtures		38 100
Story Height		20 100
RMS		19 100
Stories	1.	1. 100
Class	00	N/A 100
Units		0 100
Quality	08	FAIR
DOR CODE	1600	COMMUNITY SHOPPING
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
BAS	4,940	100	2008	4,940	370,223
BAS	5,120	100	2008	5,120	383,714
BAS	8,132	100	2008	8,132	609,445
BAS	1,440	100	2009	1,440	107,919
BAS	4,000	100	2009	4,000	299,776
BAS	1,600	100	2010	1,600	119,910
BAS	1,600	100	2014	1,600	119,910
FOP	500	30	2010	150	11,242
TOTALS	27,332			26,982	2,022,139

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1600	04	26,982	98.6099	93.68	2,527,674	2008	2008	0	0	0	20.00	80.00

2 COMM SHOP 0% - 0 Heated Area: 26832 HX Base Yr



BLD DATE	06/06/2018	RTJT	LGL DATE	
XF DATE	06/06/2018	RTJT	LAND DATE	06/06/2018 RTJT
INC DATE			AG DATE	

2000 A CRAWFORDVILLE HWY, CRAWFORDVILLE

WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	2,022,139
TOTAL MARKET OB/XF VALUE	45,738
TOTAL LAND VALUE - MARKET	660,000
TOTAL MARKET VALUE	2,727,877
SOH/AGL Deduction	1,319,578
ASSESSED VALUE	1,408,299
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,408,299
TOTAL JUST VALUE	2,727,877
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,551,915

JS 5 YR PRCL CH CHANGE FLOORING 6/8/23

FR 5 YR CK, PU HGHT

5 YR PRCL CK, CHG UNITS ON XFOB LN 5.

ADD CHG PER JENNIFER CHAPMAN VIA TCO

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000968	INTERIOR RENO-CC	0	10/20/2022
OB22-000526	HVAC CHANGE OUT		08/19/2022
22000607	WALL SIGN-CC	0	06/27/2022
22000541	HOOD SYSTEM-CC	0	05/26/2022
20000248	MECH	0	06/12/2020
19001455	SIGNS	0	11/12/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0947/0471	6/23/2014	QC	U	I	30	100
GRANTOR: CRAWFORDVILLE CENTER						
GRANTEE: 19 PROPS, LLC						
0743/0481	1/31/2008	WD	Q	V		875,000
GRANTOR: MALLARD CROSSING, LLC						
GRANTEE: CRAWFORDVILLE CENTE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W50 BAS=[YR=2010] W20 BAS=[YR=2014] W20 BAS=[YR=2009] W18 BAS=[YR=2008] W64 BAS=[YR=2008] N15 W52 BAS=[YR=2008] N12 W76 S107 E76 N95$ S95 E52 N80$ S80 E64 N80$ S80 E18 N80$ S80 E20 N80$ S80 E20 N80$ S80 E38 FOP=[YR=2010] S25 E20 N25 W20$ E12 N80$.

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	0250	ASPHALT AV	0	0	0	0	47,349.00	SF	2.00	2.00	100	2008	2008	3	34	32,197	
2	0211	CONCRETE W	0	0	288	8	2,304.00	SF	6.00	6.00	100	2008	2008	3	34	4,700	
3	0211	CONCRETE W	0	0	203	5	1,015.00	SF	6.00	6.00	100	2008	2008	3	34	2,071	
4	0920	LIGHT POST	0	0	0	0	4.00	UT	2,500.00	2,500.00	100	2008	2008	3	34	3,400	
5	0920	LIGHT POST	0	0	0	0	3.00	UT	2,500.00	2,500.00	100	2009	2009	3	39	2,925	
6	0125	MTL/VYL AC	0	0	0	0	60.00	LF	19.00	19.00	100	2009	2009	3	39	445	

LAND DESCRIPTION

TOTAL OB/XF 45,738

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	001600	C	COMM SHP CNT	0		C2	0.00	0.00	330.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	660,000							

REVIEW DATE 06/08/2023 BY JSJS Total Acres: 1.40 Total Land Value: 660,000 Market: 0 Agricultural: 0 Common: 660,000 PRINTED 04/08/2026 BY SYS