

CENTURY PARK LOT 7  
 OR 1031 P 354 OR 1031 P 364  
 OR 1038 P 241 OR 1339 P 607

CURTIN SECURITY CO INC  
 ATTN: NALINEE CURTIN, 10046 VALLEY SPRING LANE  
 TOLUCA LAKE, CA 91602

2024

19-3S-01W-334-04524-A07



ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
02	CONCR SLAB 100		
16	WOOD FRAME 100		
01	FLAT 100		
04	BUILT-UP 100		
05	DRYWALL 100		
11	CLAY TILE 100		
01	FIN.SUSPD 100		
09	ENG F AIR 100		
06	ENG CENTRL 100		
03	AVERAGE		
2200	DRIVE THRU REST		
000	1.00/		
03	AVERAGE		
2200	DRIVE THRU REST		
2	MKT AREA	10	
000	1.00/		
BAS	2,240	100	2017
CAN	36	30	2017
PTO	300	5	2017
TOTALS	2,576		

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
1	FAST FOOD	0%	- 2024									Heated Area: 2240 HX Base Yr		
BLD DATE	07/25/2017	FRMM	LGL DATE											
XF DATE	07/25/2017	FRMM	LAND DATE	07/25/2017	FRMM									
INC DATE			AG DATE											

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			544,140
TOTAL MARKET OB/XF VALUE			60,747
TOTAL LAND VALUE - MARKET			559,308
TOTAL MARKET VALUE			1,164,195
SOH/AGL Deduction			0
ASSESSED VALUE			1,164,195
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,164,195
TOTAL JUST VALUE			1,164,195
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			856,754
JS 5 YR CK, N/C			
MAIL ADDR UPDATED PER USPS FORM 3547			
UPDATED ADDR			
CONTACTED BUSINESS BY EMAIL FOR			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
17000563	COMM BLDG-CO	0	04/26/2017
17000397	SIGN-CO	0	04/24/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1367/0018	6/26/2024	WD Q	Q	I	01	2,477,900
GRANTOR: TACO PROPCO LLC						
GRANTEE: CURTIN SECURITY CO						
1339/0607	11/29/2023	WD Q	Q	I	01	2,364,100
GRANTOR: MICA LANDS LLC						
GRANTEE: TACO PROPCO LLC						

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	0250	ASPHALT AV	0	0	0	0	15,728.00	SF	2.00	2.00	100	2017	2017	3	76	23,907									
2	0210	CONCRETE D	0	0	158	11	1,738.00	SF	6.00	6.00	100	2017	2017	3	76	7,925									
3	0211	CONCRETE W	0	0	131	6	786.00	SF	6.00	6.00	100	2017	2017	3	76	3,584									
4	0210	CONCRETE D	0	0	22	30	660.00	SF	6.00	6.00	100	2017	2017	3	76	3,010									
5	0920	LIGHT POST	0	0	0	0	10.00	UT	2,500.00	2,500.00	100	2017	2017	3	76	19,000									
6	0210	CONCRETE D	0	0	19	24	456.00	SF	6.00	6.00	100	2017	2017	3	76	2,079									
7	0956	PRIVACY FE	0	0	0	0	86.00	LF	19.00	19.00	100	2017	2017	3	76	1,242									
TOTALS															2,576			2,266	544,140						

BUILDING NOTES														
49 PRESTON CIR, CRAWFORDVILLE														

BUILDING DIMENSIONS														
BAS=[YR=2017] W21 S8 W4 S34 CAN=[YR=2017] W4 S9 E4 N9\$ S40 PTO=[YR=2017] S7 D4 R4 E24 N11 W28\$ E28 N74 W3 N8\$.														

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	002200	C	FAST FOOD	0			0.00	0.00	46,609.00	SF		1.00	1.00	1.00	12.00	12.00	559,308							