CENTURY PARK LOT 8
OR 1011 P 442 OR1024 P677 ESM
OR 1061 P 548

SCOTT UNLIMITED LLC
P O BOX 1320
DESTIN, FL 32540

2024

19-3S-01W-334-04524-A08

BUILDING CHARACTERISTICS

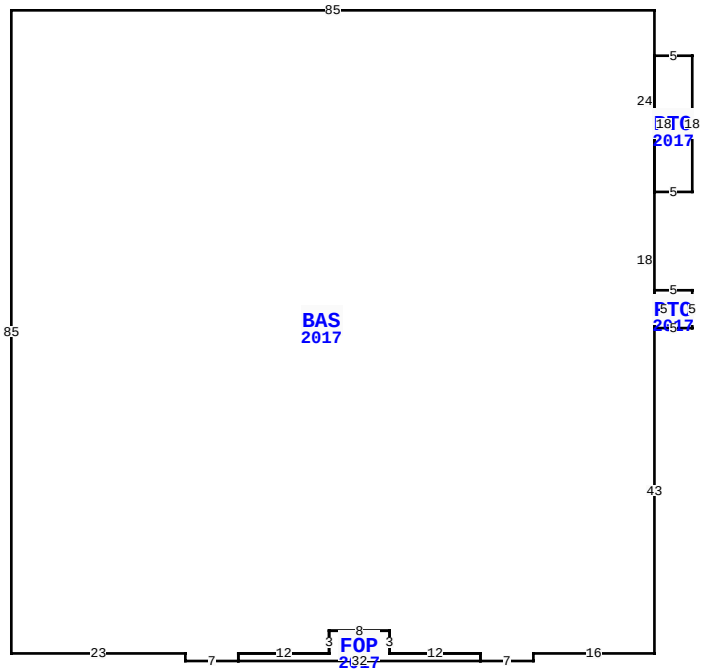
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	05	STEEL 100
Exterior Wall	27	PREFIN MTL 100
Roof Structur	01	FLAT 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Heating Type	09	ENG F AIR 100
Air Condition	06	ENG CENTRL 100
Fixtures		8 100
Story Height		0 100
RMS		0 100
Stories	1.	1. 100
Class	00	N/A 100
Units		0 100
Quality	03	AVERAGE
DOR CODE	1100	STORES, 1 STORY
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	7,215	100	2017	7,215	712,121
FOP	56	30	2017	17	1,678
PTO	25	5	2017	1	99
PTO	90	5	2017	4	395
TOTALS	7,386			7,237	714,292

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1100	04	7,237	100.0000	105.00	759,885	2017	2017	0	0	0	6.00	94.00

1 STOR RETAI 0% - 0 Heated Area: 7215 HX Base Yr



BLD DATE	03/01/2022 JSJS	LGL DATE	
XF DATE	03/01/2022 JSJS	LAND DATE	05/22/2017 FRSR
INC DATE		AG DATE	

2250 CRAWFORDVILLE HWY, CRAWFORDVILLE

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	714,292
TOTAL MARKET OB/XF VALUE	47,855
TOTAL LAND VALUE - MARKET	611,580
TOTAL MARKET VALUE	1,373,727
SOH/AGL Deduction	507,973
ASSESSED VALUE	865,754
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	865,754
TOTAL JUST VALUE	1,373,727
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,116,370

5 YR PRCL CH, N/C
5 YR PRCL CH, PU COMM BLDG & XFOB LN 1-6
5 YR PRCL CK, N/C
5 YR PRCL CK, N/C

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000059	STORM SHUTTER	0	01/17/2020
17001033	COMM SIGN-CO	0	08/14/2017
17001028	COMM SIGN	0	08/07/2017
16001154	COMM-CO	0	12/06/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1061/0548	1/26/2018	WD	Q	I	01	1,640,000
GRANTOR: WAKULLA RETAIL LLC						
GRANTEE: SCOTT UNLIMITED, LL						
1011/0442	9/15/2016	WD	Q	V	01	375,000
GRANTOR: ANNIES SQUARE LLC						
GRANTEE: WAKULLA RETAIL LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W85 S85 E23 S1 E7 FOP=[YR=2017] E32 N1 W12 N3 W8 S3 W12 S1$ N1 E12 N3 E8 S3 E12 S1 E7 N1 E16 N43 PTO=[YR=2017] E5 N5 W5 S5$ N18 PTO=[YR=2017] E5 N18 W5 S18$ N24$.

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	21,218.00	SF	2.00	2.00	100	2017	2017	3	76	32,251	
2	0210	CONCRETE D	0	0	20	78	1,560.00	SF	6.00	6.00	100	2017	2017	3	76	7,114	
3	0210	CONCRETE D	0	0	22	19	418.00	SF	6.00	6.00	100	2017	2017	3	76	1,906	
4	0211	CONCRETE W	0	0	85	5	425.00	SF	6.00	6.00	100	2017	2017	3	76	1,938	
5	0955	PRIVACY FE	0	0	0	0	62.00	LF	15.00	15.00	100	2017	2017	3	91	846	
6	0920	LIGHT POST	0	0	0	0	2.00	UT	2,500.00	2,500.00	100	2017	2017	3	76	3,800	

LAND DESCRIPTION

TOTAL OB/XF 47,855

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	001100	C	STORE ONE ST	0			0.00	0.00	50,965.00	SF		1.00	1.00	1.00	12.00	12.00	611,580							

REVIEW DATE 03/01/2022 BY JSJS Total Acres: 1.17 Total Land Value: 611,580 Market: 0 Agricultural: 0 Common: 611,580 PRINTED 04/01/2026 BY SYS