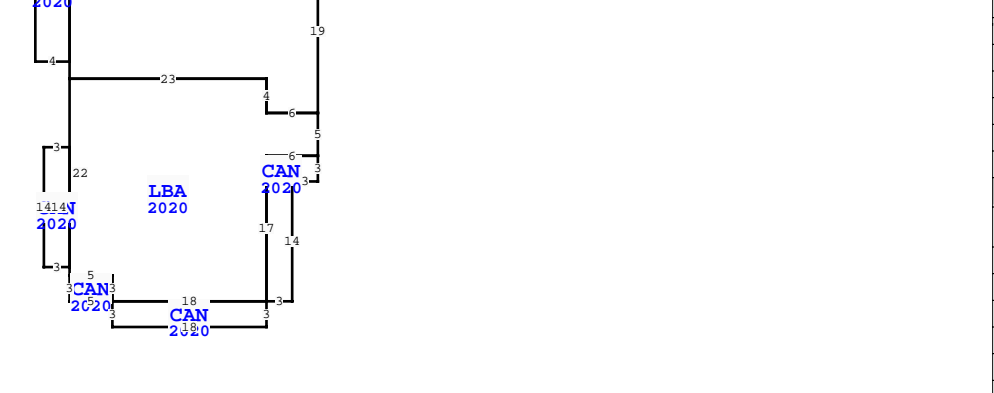


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	16	WD FR STUC 60
Exterior Wall	20	FACE BRICK 40
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	06	CUST PANEL 100
Interior Floo	11	CLAY TILE 100
Heating Type	09	ENG F AIR 100
Air Condition	06	ENG CENTRL 100
Fixtures		13 100
Story Height		22 100
RMS		3 100
Stories	1.	1. 100
Class	3G	GOOD 100
Units		0 100

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%	- 0									
Heated Area: 1936 HX Base Yr												



WAKULLA COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE	1,250,366	
TOTAL MARKET OB/XF VALUE	87,360	
TOTAL LAND VALUE - MARKET	502,000	
TOTAL MARKET VALUE	1,839,726	
SOH/AGL Deduction	1,164,255	
ASSESSED VALUE	675,471	
TOTAL EXEMPTION VALUE	0	
BASE TAXABLE VALUE	675,471	
TOTAL JUST VALUE	1,839,726	
NCON VALUE	0	
INCOME VALUE	0	
PREVIOUS YEAR MKT VALUE	1,852,395	

2023 TRIM RETURNED COA
 FR 5 YR CK- CHG QUAL UPDATE PUSE & BUSE CODES
 PRCL:0:1: PURCHASE PRICE INCLUDED LEASE AND TPP.
 5 YR PRCL CK, PU NEW COMM BLDG & XFOB LN 1-4

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000779	FIRE ALARM SYS-CO	0	08/24/2020
20000129	COMM FIRE ALARM S	0	07/23/2020
20000037	COMMERCIAL BLDG-	0	05/28/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1185/0540	12/22/2020	WD Q	Q	V	01	2,307,700

GRANTOR: 30AIP CRAWFORDVILLE L
 GRANTEE: ANDRADE ASSOCIATES
 1152/0888 5/29/2020 WD Q V 01 387,000
 GRANTOR: JERRY MOORE FLORIDA O
 GRANTEE: 30AIP CRAWFORDVILLE

NEIGHBORHOOD/LOC					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
CAN	15	30	2020	4	2,142
CAN	42	30	2020	13	6,962
CAN	54	30	2020	16	8,568
CAN	60	30	2020	18	9,639
CAN	72	30	2020	22	11,781
KTA	1,323	120	2020	1,588	850,355
LBA	613	110	2020	674	360,920
TOTALS	2,179			2,335	1,250,366

2123 CRAWFORDVILLE HWY, CRAWFORDVILLE

BLD DATE	09/18/2020	MMJTT	LGL DATE	
XF DATE	09/18/2020	MMJTT	LAND DATE	09/18/2020 MMJT
INC DATE			AG DATE	

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	0208	COMM PARKI	0	0	0	0		32.00	UT	2,730.00	2,730.00	100	2020	2020	3	100	87,360	

BUILDING NOTES												
KTA=[YR=2020] W27 S45 CAN=[YR=2020] N18 W4 S18 E4\$ S2 E23 S4 E6 LBA=[YR=2020] W6 N4 W23 S22 CAN=[YR=2020] N14 W3 S14 E3\$ S1 E5 S3 CAN=[YR=2020] N3 W5 S3 E5\$ CAN=[YR=2020] S3 E18 N3 W18\$ E18 N17 E6 CAN=[YR=2020] W6 S17 E3 N14 E3 N3\$ N5\$ N19 W2 N32\$.												

BUILDING DIMENSIONS												
KTA=[YR=2020] W27 S45 CAN=[YR=2020] N18 W4 S18 E4\$ S2 E23 S4 E6 LBA=[YR=2020] W6 N4 W23 S22 CAN=[YR=2020] N14 W3 S14 E3\$ S1 E5 S3 CAN=[YR=2020] N3 W5 S3 E5\$ CAN=[YR=2020] S3 E18 N3 W18\$ E18 N17 E6 CAN=[YR=2020] W6 S17 E3 N14 E3 N3\$ N5\$ N19 W2 N32\$.												

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	DPTH 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	1.00	AC		1.00	1.00	1.00	500,000.00	500,000.00	502,000								