



ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	05	STEEL		100	
Exterior Wall	24	CORG	METAL	100	
Roof Structur		N/A		100	
Roof Cover		N/A		100	
Interior Wall		N/A		100	
Interior Floor		N/A		100	
Heating Type		N/A		100	
Air Condition	00	N/A		100	
Plumbing		0		100	
Story Height		0		100	
RMS		0		100	
Stories		0		100	
Units		0		100	
Quality	03	AVERAGE			
DOR CODE	4820	MINI WAREHOUSE			
MAP NUM	2	MKT AREA	11		
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,600	100	1996	3,600	49,428
TOTALS	3,600			3,600	49,428

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	A/C	MINIST	0%	- 2024	Heated Area: 3600		HX Base Yr						
BLD DATE: 09/28/2020 RTMJ   LGL DATE: 09/28/2020 RTMJ XF DATE:   LAND DATE:   INC DATE:   AG DATE:													

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 4
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			315,562
TOTAL MARKET OB/XF VALUE			997,687
TOTAL LAND VALUE - MARKET			184
TOTAL MARKET VALUE			1,313,433
SOH/AGL Deduction			0
ASSESSED VALUE			1,313,433
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,313,433
TOTAL JUST VALUE			1,313,433
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,313,443
SEE ATTACHED DOCS. EB 05/23			
VALUE CAPTURED IN INCOME APPROACH.			
MM 5 YR CK, N/C			
5YR PRCL CK N/C			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B16-000552	MECH-CC	0	06/08/2016
027816	MINI STRG	0	05/24/2001
026383	SHED	0	03/29/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1264/0341	5/05/2022	WD	Q	I	05	2,800,000
GRANTOR: PINES STORAGE LTD						
GRANTEE: CRAWFORD AND PINES						
1076/0646	5/25/2018	QC	U	I	11	100
GRANTOR: COLE LYNN						
GRANTEE: PINES STORAGE LTD						

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	4851	INCOME A/C	0	0	30	116	3,480.00	SF	116.00	116.00	100	0	0	3	100	403,680	
2	4861	INCOME NO	0	0	30	140	4,200.00	SF	54.00	54.00	100	0	0	3	100	226,800	
3	4861	INCOME NO	0	0	50	92	4,600.00	SF	54.00	54.00	100	0	0	3	100	248,400	
4	4861	INCOME NO	0	0	20	110	2,200.00	SF	54.00	54.00	100	0	0	3	100	118,800	
5	0101	6" CHAINLI	0	0	0	0	1,000.00	LF	21.75	21.75	19.99	1995	1995	3	0.01		2
6	0250	ASPHALT AV	0	0	0	0	3,420.00	SF	2.00	2.00	19.99	1995	1995	3	0.01		1
7	0250	ASPHALT AV	0	0	0	0	2,800.00	SF	2.00	2.00	19.99	1996	1996	3	0.01		1
8	0210	CONCRETE D	0	0	10	71	710.00	SF	6.00	6.00	19.99	1995	1995	3	0.01		0
9	0210	CONCRETE D	0	0	20	49	980.00	SF	6.00	6.00	19.99	1995	1995	3	0.01		1
10	0210	CONCRETE D	0	0	10	50	500.00	SF	6.00	6.00	19.99	1995	1995	3	0.01		0

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	004850	C	MINI STORAGE	0		C2	0.00	0.00	1.84	AC		1.00	1.00	1.00	100.00	100.00	184							

EDDINGER PROPERTIES LOT 2  
 CONT 1.84 AC OR 386 P 718  
 OR 388 P 60 OR 371 P 228

CRAWFORD AND PINES STORAGE LLC ETAL/PATTERSON JAME  
 9519 4TH ST NE  
 LAKE STEVENS, WA 98258

2024

29-2S-01W-267-04107-A02



ELEMENT		CD	CONSTRUCTION		
Foundation	02	CONCR	SLAB	100	
Frame	05	STEEL	100		
Exterior Wall	27	PREFIN	MTL	100	
Roof Structur		N/A	100		
Roof Cover		N/A	100		
Interior Wall		N/A	100		
Interior Floor		N/A	100		
Heating Type		N/A	100		
Air Condition	00	N/A	100		
Plumbing		0	100		
Story Height		0	100		
RMS		0	100		
Stories		0	100		
Units		0	100		
Quality	03	AVERAGE			
DOR CODE	4820 MINI WAREHOUSE				
MAP NUM	2	MKT AREA	11		
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,200	100	1996	4,200	101,220
TOTALS	4,200			4,200	101,220

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MINISTORAG	0%	- 2024		101,220	1996	1996	0	0	0.00	100.00
Heated Area: 4200					HX Base Yr						
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>30</p> <p>140</p> <p>BAS 1996</p> <p>30</p> <p>140</p> </div>											
520 CRAWFORDVILLE HWY, CRAWFORDVILLE					BLD DATE		09/28/2020			RTMJ	
					LGL DATE		09/28/2020			RTMJ	
					X DATE						
					AG DATE						

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 4
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		315,562	
TOTAL MARKET OB/XF VALUE		997,687	
TOTAL LAND VALUE - MARKET		184	
TOTAL MARKET VALUE		1,313,433	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,313,433	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,313,433	
TOTAL JUST VALUE		1,313,433	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,313,443	
SPLIT OUT			
DEL & MOVE XFOB LN 20 TO PRCL 04106-ROW PER			
S/O .53 AC TO PRCL 04106-ROW			
XFOB LN 9-20			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1264/0341	5/05/2022	WD	Q	I	05	2,800,000
GRANTOR: PINES STORAGE LTD						
GRANTEE: CRAWFORD AND PINES						
1076/0646	5/25/2018	QC	U	I	11	100
GRANTOR: COLE LYNN						
GRANTEE: PINES STORAGE LTD						

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
11	0210	CONCRETE D	0	0	10	80	800.00	SF	6.00	6.00	19.99	1995	1995	3	0.01	0	
12	0211	CONCRETE W	0	0	49	4	196.00	SF	6.00	6.00	19.99	1995	1995	3	0.01	0	
13	0210	CONCRETE D	0	0	10	100	1,000.00	SF	6.00	6.00	19.99	1996	1996	3	0.01	1	
14	0210	CONCRETE D	0	0	10	30	300.00	SF	6.00	6.00	19.99	1996	1996	3	0.01	0	
15	0210	CONCRETE D	0	0	10	150	1,500.00	SF	6.00	6.00	19.99	1996	1996	3	0.01	1	
16	0211	CONCRETE W	0	0	23	3	69.00	SF	6.00	6.00	19.99	2000	2000	3	0.01	0	
17	0211	CONCRETE W	0	0	13	3	39.00	SF	6.00	6.00	19.99	2000	2000	3	0.01	0	
18	0940	OPEN SHED	0	0	6	12	72.00	SF	4.00	4.00	42.99	2010	2010	3	0.01	0	
19	0630	METAL UTL	0	0	6	6	36.00	SF	8.00	8.00	42.99	2010	2010	3	0.01	0	

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=1996] N30E140S30W140\$.			

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



EDDINGER PROPERTIES LOT 2  
 CONT 1.84 AC OR 386 P 718  
 OR 388 P 60 OR 371 P 228

CRAWFORD AND PINES STORAGE LLC ETAL/PATTERSON JAME  
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2024

29-2S-01W-267-04107-A02



ELEMENT		CD	CONSTRUCTION		
Foundation	02		CONCR	SLAB 100	
Frame	05		STEEL	100	
Exterior Wall	27		PREFIN	MTL 100	
Roof Structur			N/A	100	
Roof Cover			N/A	100	
Interior Wall			N/A	100	
Interior Floo			N/A	100	
Heating Type			N/A	100	
Air Condition	00		N/A	100	
Plumbing			0	100	
Story Height			0	100	
RMS			0	100	
Stories			0	100	
Units			0	100	
Quality	03		AVERAGE		
DOR CODE	4820 MINI WAREHOUSE				
MAP NUM	2		MKT AREA	11	
NEIGHBORHOOD/LOC	000		1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,200	100	2001	2,200	54,054
TOTALS	2,200			2,200	54,054

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
4	MINISTORAG	0%	- 2024		54,054	2001	2001	0	0	0.00	100.00
Heated Area: 2200						HX Base Yr					
<div style="border: 1px solid black; width: 400px; height: 100px; margin: 0 auto; position: relative;"> <div style="position: absolute; top: -10px; left: 50%; transform: translate(-50%, -100%);">110</div> <div style="position: absolute; bottom: -10px; left: 50%; transform: translate(-50%, 100%);">110</div> <div style="position: absolute; left: -10px; top: 50%; transform: translate(-100%, 50%);">20</div> <div style="position: absolute; right: -10px; top: 50%; transform: translate(100%, 50%);">20</div> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue;">           BAS 2001         </div> </div>											
BLD DATE				09/28/2020				RTMJ			
XF DATE											
INC DATE											
LGL DATE				09/28/2020				RTMJ			
LAND DATE											
AG DATE											

520 CRAWFORDVILLE HWY, CRAWFORDVILLE

WAKULLA COUNTY PROPERTY				PAGE 4 of 4	3
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE				315,562	
TOTAL MARKET OB/XF VALUE				997,687	
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TOTAL MARKET VALUE				1,313,433	
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ASSESSED VALUE				1,313,433	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				1,313,433	
TOTAL JUST VALUE				1,313,433	
NCON VALUE				0	
INCOME VALUE				0	
PREVIOUS YEAR MKT VALUE				1,313,443	
DEL RV N/C					
NC					
N/C REMOVE RV					
PU MINI STORAGE					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1264/0341	5/05/2022	WD	Q	I	05	2,800,000
GRANTOR: PINES STORAGE LTD						
GRANTEE: CRAWFORD AND PINES						
1076/0646	5/25/2018	QC	U	I	11	100
GRANTOR: COLE LYNN						
GRANTEE: PINES STORAGE LTD						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2001] N20W110S20E110\$.

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

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV