EDDINGER PROPERTIES A PART OF
LOT 1 CONT. 2.825 AC
OR 738 P 475 OR 1076 P 646

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

2024

29-2S-01W-267-04107-A07

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

520 CRAWFORDVILLE HWY, CRAWFORDVILLE

BLD DATE		LGL DATE	
XF DATE	09/28/2020 RTAK	LAND DATE	09/28/2020 RTAK
INC DATE		AG DATE	

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	4870	MINI COVER	0	0	135	42	15,750.00	UT	20.00	20.00	39	2009	2009	3	39	122,850	
2	4871	INCOME COV	0	0	210	48	23.00	UT	17,385.00	17,385.00	100	2009	2009	3	100	399,855	
3	4880	INCOME OPE	0	0	210	48	12.00	UT	9,600.00	9,600.00	100	2009	2009	3	100	115,200	
4	0210	CONCRETE D	0	0	30	20	600.00	SF	6.00	6.00	38.99	2009	2009	3	0.01	0	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	637,905
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	637,905
SOH/AGL Deduction	0
ASSESSED VALUE	637,905
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	637,905
TOTAL JUST VALUE	637,905
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	650,505

VALUE CAPTURED VIA INCOME APPROACH. SEE ATTCH
DOCUMENTS.
5 YR PRCL CH, PU XFOB LN 3
S/O .015 AC TO PRCL 04106-ROW

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001218	ELECTRIC-CO	0	09/14/2017
17001076	COMM BLDG	0	08/23/2017

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

LAND DESCRIPTION

TOTAL OB/XF 637,905

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	004850	C	MINI STORAGE	0		C2	0.00	0.00	2.83	AC		1.00	1.00	1.00	0.00	0.00	0							

REVIEW DATE 09/28/2020 BY RTAK Total Acres: 2.83 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 04/01/2026 BY SYS