31-2S-01E P-7-3-M-70
A PARCEL IN NW1/4 OF
SECTION 31 OR 222 P 420

K2 TOWERS LLC
PO BOX 723597
ATLANTA, GA 31139

2024

31-2S-01E-000-04976-003

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISCELLANEOUS	
MAP NUM	1	MKT AREA	09
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

126 SUNSET LN, CRAWFORDVILLE

BLD DATE		LGL DATE	
XF DATE	05/21/2021 LRFR	LAND DATE	05/21/2021 LRFR
INC DATE		AG DATE	

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	0
TOTAL LAND VALUE - MARKET	127,675
TOTAL MARKET VALUE	127,675
SOH/AGL Deduction	29,499
ASSESSED VALUE	98,176
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	98,176
TOTAL JUST VALUE	127,675
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	102,675

5 YR PRCL CH N/C-LR

CHANGE OF ADDRESS PER EMAIL

5 YR PRCL CH, N/C

PU CODE XFOB LN 3 PER BH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000144	CELL TOWER MOD-CO	0	08/13/2020
19001580	CELL TOWER-CO	0	01/03/2020
027474	ELEC	0	02/19/2002
027255	DCA BLDG	0	12/11/2000
18215	N/A	0	02/23/1994
18115	N/A	0	02/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0922/0862	8/27/2013	WD	Q	V	01	78,600
GRANTOR: CLEARVIEW TOWER COMPA						
GRANTEE: K2 TOWERS, LLC						
0877/0729	11/17/2010	WD	Q	V	01	50,000
GRANTOR: GBH RADIO INC						
GRANTEE: CLEARVIEW TOWER COM						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	009101	C	UTILITY TOWE	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	25,000							
2	009101	C	UTILITY TOWE	0			0.00	0.00	13.69	AC		1.00	1.00	1.00	7,500.00	7,500.00	102,675							

REVIEW DATE 05/21/2021 BY LRFR Total Acres: 14.69 Total Land Value: 127,675 Market: 0 Agricultural: 0 Common: 127,675 PRINTED 04/22/2026 BY SYS