P-2-2-M-74 1.15 AC M/L IN THE NORTH 1/2 OF THE SOUTH 1/2 OF SECT 34 & BEING ON NORTH

WINCO UTILITIES INC
569 EDGEWOOD AVE SOUTH
JACKSONVILLE, FL 32236-6937

2024

34-2S-01E-000-04998-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1002	COMM W/XFOB	
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

514 COMMERCE BLVD, CRAWFORDVILLE

BLD DATE	07/01/2021 MMMK	LGL DATE	07/01/2021 MMMK
XF DATE		LAND DATE	
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	0001	BLOCK UTIL	0	0	20	30	600.00	SF	16.00	16.00	100	1997	1997	3	20	1,920	
2	1300	WATER TANK	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	1997	1997	3	20	200	
3	0250	ASPHALT AV	0	0	0	0	1,350.00	SF	2.00	2.00	100	1997	1997	3	20	540	
4	0100	6" CHAINLI	0	0	0	0	760.00	LF	19.00	19.00	100	1997	1997	3	20	2,888	
5	0605	PORT VINYL	0	0	7	7	49.00	SF	0.00	0.00	100	1997	1997	3	20	0	
6	0920	LIGHT POST	0	0	0	0	3.00	UT	2,500.00	2,500.00	100	1997	1997	3	20	1,500	

WAKULLA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,048
TOTAL LAND VALUE - MARKET	8,625
TOTAL MARKET VALUE	15,673
SOH/AGL Deduction	358
ASSESSED VALUE	15,315
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	15,315
TOTAL JUST VALUE	15,673
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	15,673

5 YR PRCL CHK, N/C

5 YR PRLC CH, N/C

CAPPED AGL 10% DISCOVERY ITEMS

5 YR PRCL CH, PU XFOB LN 1-6, CHG PUSE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0279/0833	7/09/1996	WD	U	V		116,100

GRANTOR: WINCO UTILITIES INC

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 7,048

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	001000	C	VAC COMMERCI	0			0.00	0.00	1.15	AC		1.00	1.00	1.00	7,500.00	7,500.00	8,625							

REVIEW DATE 07/01/2021 BY MMMK Total Acres: 1.15 Total Land Value: 8,625 Market: 0 Agricultural: 0 Common: 8,625 PRINTED 07/01/2026 BY SYS