35-2S-1E P-2-M-79 S 1/2 OF SEC
35 OR 74 P 868 OR 651 P 554
OR 896 P 672

A-A-C LLC
3025 N HANCOCK AVE
COLORADO SPRINGS, CO 80907

2024

35-2S-01E-000-05000-003

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6900	ORNAMENTALS,MISC	
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

, CRAWFORDVILLE

BLD DATE		LGL DATE	
XF DATE	07/01/2021 MMMK	LAND DATE	07/01/2021 MMMK
INC DATE		AG DATE	

WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	120,000
TOTAL MARKET VALUE	5,750
SOH/AGL Deduction	0
ASSESSED VALUE	5,750
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,750
TOTAL JUST VALUE	120,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	50,000

2024 AG APPRVD PER EB

2022 AG REMOVED NO APP RECVD SALE

5 YR PRCL CH, N/C

2021 AG RENEWAL RECD

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1282/0453	9/08/2022	QC	U	V	11	100
GRANTOR: VAN WINGERDEN ARIE						
GRANTEE: A-A-C LLC						
1204/0531	4/20/2021	QC	U	V	11	70,000
GRANTOR: ABC WAKULLA FARMS 2 L						
GRANTEE: VAN WINGERDEN ARIE						

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	006920	A	NURS-WHO	0					10.00	AC		1.00	1.00	1.00	575.00	575.00	5,750							

REVIEW DATE 07/01/2021 BY MMMK Total Acres: 10.00 Total Land Value: 5,750 Market: 120,000 Agricultural: 5,750 Common: 0 PRINTED 07/01/2026 BY SYS