P-25-2-M-51
A PARCEL OF LAND IN SE 1/4
AND ALONG US 319 MEASURING

NINTEAL LLC
101 MILL HOLLOW DR
CRAWFORDVILLE, FL 32327

2024

36-4S-02W-000-02416-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	05	STEEL 100
Exterior Wall	27	PREFIN MTL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 70
Interior Wall	05	DRYWALL 30
Interior Floo	03	CONC FINSH 100
Heating Type	09	ENG F AIR 100
Air Condition	06	ENG CENTRL 100
Fixtures		2 100
Story Height		16 100
RMS		2 100
Stories	1.	1. 100
Class	00	N/A 100
Units		0 100
Quality	03	AVERAGE

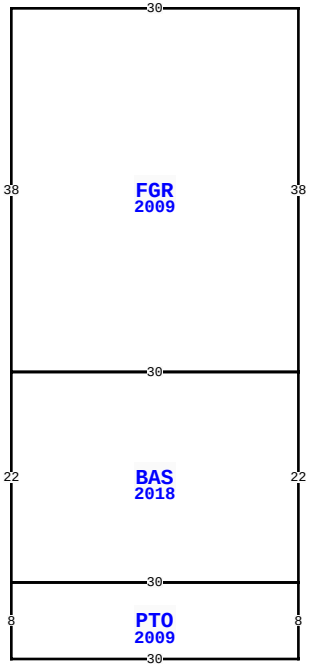
DOR CODE	4830	SRV SHP/TERMINAL	
MAP NUM	4	MKT AREA	08
NEIGHBORHOOD/LOC	000	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	660	100	2018	660	27,728
FGR	1,140	50	2009	570	23,947
PTO	240	5	2009	12	504
TOTALS	2,040			1,242	52,179

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4820	04	1,242	103.7375	46.68	57,977	2009	2014	0	0	0	10.00	90.00

1 SERV SHOP 0% - 0 Heated Area: 660 HX Base Yr



BLD DATE	04/23/2018	MMSS	LGL DATE
XF DATE	02/27/2013	MMSS	LAND DATE 04/23/2018 MMSS
INC DATE			AG DATE

2739 COASTAL HWY, CRAWFORDVILLE

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	1350	MINI STORA	0	0	100	20	2,000.00	SF	50.00	50.00	100	2006	2006	3	100	100,000	
2	0210	CONCRETE D	0	0	20	20	400.00	SF	6.00	6.00	100	2009	2009	3	39	936	
3	0211	CONCRETE W	0	0	18	5	90.00	SF	6.00	6.00	100	2009	2009	3	39	211	
4	0072	VINYL FENC	0	0	0	0	88.00	LF	11.00	11.00	100	2019	2019	3	85	823	

WAKULLA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	52,179
TOTAL MARKET OB/XF VALUE	101,970
TOTAL LAND VALUE - MARKET	15,000
TOTAL MARKET VALUE	169,149
SOH/AGL Deduction	63,514
ASSESSED VALUE	105,635
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	105,635
TOTAL JUST VALUE	169,149
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	170,489

MM 5 YR CK, UPDATE XFOBS
NEW TRVS, DEM XFOB LN 1
5 YR PRCL CK, PU LANDING AS P/O DCK2004, SEE
DEL XFOB LN5,6

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000555	PLUMB	0	01/11/2021
16001123	CHANGE OF USE	0	11/04/2016
16001111	CHANGE OF USE	0	11/03/2016
2008536	ELEC SERV	0	06/19/2008
20071662	BTHRM/EXISTING CO	0	11/16/2007
20071551	(2)STORAGE BLDGS-	0	10/31/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1178/0694	11/13/2020	QC	U	I	30	100
GRANTOR: BRADLEY MARY AKA HOUG						
GRANTEE: NINTEAL LLC						
0699/0325	3/02/2007	QC	Q	V	01	100
GRANTOR: WILLIAMS JAMES						
GRANTEE: BRADLEY MARY						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2009] W30 S38 E30 BAS=[YR=2018] W30 S22 E30
PTO=[YR=2009] W30 S8 E30 N8$ N22$ N38$.

LAND DESCRIPTION

TOTAL OB/XF 101,970

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	004820	C	SERV SHOP	0		C2	0.00	0.00	1.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,000							

REVIEW DATE 03/20/2023 BY MMAK Total Acres: 1.00 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 05/13/2026 BY SYS