

ELEMENT	CD	CONSTRUCTION
Foundation	04	PILE WOOD 100
Frame	30	WOOD FRAME 100
Exterior Wall	02	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	GALVALUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 80
Interior Floo	11	CLAY TILE 20
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Bedrooms		4 100
Bathrooms		3 100
Story Height		0 100
Stories	2.	2. 100
Units		0 100
Condition Adj	13	GOOD 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,150	149.0400	198.22	426,173	2001	2010	0	0	13.00	87.00

1 SINGLE FAM 0% - 2024 Heated Area: 1862 HX Base Yr

WAKULLA COUNTY PROPERTY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			370,771
TOTAL MARKET OB/XF VALUE			26,714
TOTAL LAND VALUE - MARKET			120,000
TOTAL MARKET VALUE			517,485
SOH/AGL Deduction			0
ASSESSED VALUE			517,485
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			517,485
TOTAL JUST VALUE			517,485
NCON VALUE			21,005
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			500,739

QUALITY	DOR CODE	MAP NUM	NEIGHBORHOOD/LOC
03 AVERAGE	0100 SINGLE FAMILY	4 MKT AREA 06	122.200 1.40/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	932	100	2001	932	160,725
BAS	120	100	2005	120	20,694
BAS	180	100	2005	180	31,042
BAS	180	100	2016	180	31,042
DCK	120	10	2001	12	2,070
DCK	297	10	2001	30	5,174
FOP	160	30	2001	48	8,278
FOP	108	30	2005	32	5,518
FUS	450	100	2001	450	77,603
PCP	1,380	10	2001	138	23,798
TOTALS	4,116			2,150	370,771

BLD DATE	XF DATE	INC DATE	MMJTT	LGL DATE	LAND DATE	AG DATE
05/23/2019	01/20/2015		MMJTT	05/23/2018		MMJTT

\*\* This building has 11 Sub-Areas  
17 ROYSTER DR, CRAWFORDVILLE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24-000496	HVAC CHANGE OUT		05/15/2024
22001082	BOAT LIFT-CC	0	11/18/2022
2011144	ENCLOSURE	0	03/11/2011
2005890	RENOVATE	0	06/28/2005
31049	REMODEL	0	11/25/2003
027915	SFD	0	06/29/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1328/0095	9/07/2023	WD Q	Q	I	05	615,000

GRANTOR: MCKAYE RONALD F & SUS  
GRANTEE: MARSHALL DONALD SR  
1271/0589 6/17/2022 WD U I 11 100  
GRANTOR: CROW CHRISTOPHER C &  
GRANTEE: MCKAYE RONALD F & S

L N	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	0820	SEAWALL,WO	0	0	0	0	90.00	LF	34.00	34.00	100	1997	1997	3	20	612	
2	0371	FLOATING D	0	0	50	8	400.00	SF	20.00	20.00	100	1997	1997	3	20	1,600	
3	0375	WOOD WALK	0	0	4	17	68.00	SF	15.00	15.00	100	1997	1997	3	20	204	
4	0210	CONCRETE D	0	0	40	30	1,200.00	SF	6.00	6.00	100	2001	2001	3	20	1,440	
5	0210	CONCRETE D	0	0	21	2	42.00	SF	6.00	6.00	100	2016	2016	3	72	181	
6	0956	PRIVACY FE	0	0	0	0	12.00	LF	19.00	19.00	100	2016	2016	3	72	164	
7	0130	FIRE PLACE	0	0	0	0	2.00	UT	1,300.00	1,300.00	100	2001	2001	3	58	1,508	
9	0125	MTL/VYL AC	0	0	0	0	166.00	LF	19.00	19.00	100	2024	2019	AV	85	2,681	
10	0009	DUMBWAITER	0	0	0	0	1.00	UT	10,000.00	10,000.00	100	2024	2020	AV	94	9,400	
11	0371	FLOATING D	0	0	20	4	80.00	SF	20.00	20.00	100	2024	2020	AV	89	1,424	

EXTRA FEATURES																	
L N	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	0820	SEAWALL,WO	0	0	0	0	90.00	LF	34.00	34.00	100	1997	1997	3	20	612	
2	0371	FLOATING D	0	0	50	8	400.00	SF	20.00	20.00	100	1997	1997	3	20	1,600	
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11	0371	FLOATING D	0	0	20	4	80.00	SF	20.00	20.00	100	2024	2020	AV	89	1,424	

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=2001] W10 FOP=[YR=2001] W20 PTR= W20 DCK=[YR=2001] W15 S8 E15 FUS=[YR=2001] W15 S30 E15 BAS=[YR=2005] W15 S8 E15 N8\$ N30\$ N8\$ E20\$ S8 E20 N8\$ S8 W20 S38 E12 BAS=[YR=2005] E18 N10 W18 S10\$ N10 FOP=[YR=2005] E18 N6 W18 S6\$ N6 E18 N30\$ PTR=E20 PCP=[YR=2001] S46 E30 PTR=S20 DCK=[YR=2001] W11 PST=[YR=2006] W9 S21 E9 N21\$ S27 E11 N27\$ N20\$ N46 W11 S10 BAS=[YR=2016] W9 S20 E9 N20\$ N10 W19\$ W20\$.																

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000131	C	SFR CANAL	0		R1	100.00	117.00	1.00	LT		1.00	1.00	1.00	120,000.00	120,000.00	120,000							

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										WAKULLA COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
															VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 370,771 TOTAL MARKET OB/XF VALUE 26,714 TOTAL LAND VALUE - MARKET 120,000 TOTAL MARKET VALUE 517,485 SOH/AGL Deduction 0 ASSESSED VALUE 517,485 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 517,485 TOTAL JUST VALUE 517,485 NCON VALUE 21,005 INCOME VALUE PREVIOUS YEAR MKT VALUE 500,739														
															CORRECTED BEDROOMS TO 2 FROM 30002 PER MM ADD HX FOR 2021- CROW LATE FILE APPRVD BEADLE PORTED 2020VALUES/06589-A19/2021R 5 YR PRCL CK, CHG BED, BATH, RCVR, CHG PST200														
DOR CODE 0100 SINGLE FAMILY															PERMIT NUM DESCRIPTION AMT ISSUED														
MAP NUM 4 MKT AREA 06															22152 N/A 0 04/17/1997														
NEIGHBORHOOD/LOC 122.200 1.40/																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
TOTALS															BLD DATE 05/23/2019 MMJT LGL DATE XF DATE 01/20/2015 MMJT LAND DATE 05/23/2018 MMJT INC DATE AG DATE														
EXTRA FEATURES															BUILDING NOTES														
L N	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	BUILDING DIMENSIONS													
12	0007	ELECTRIC L	0 0	0 0	1.00	UT	7,500.00	7,500.00	100	2024	2023	AV	100	7,500															
LAND DESCRIPTION															TOTAL OB/XF 7,500														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
REVIEW DATE 04/11/2023 BY MMLW Total Acres: 0.27 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 06/17/2026 BY SYS																													