

SHELL POINT HARBOR UNREC
 LOT 3 OR 71 P 854
 OR 84 P 153 OR 182 P 665-668

GRAY LYNN ALLAN/GRAY KATHY K
 2619 W BLUFFTON ROAD
 BLUFFTON, GA 39824

2024

00-00-121-000-11965-049

ELEMENT	CD	CONSTRUCTION
Foundation	05	PILE CONCR 100
Frame	30	WOOD FRAME 100
Exterior Wall	02	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2 100
Story Height		0 100
Stories	2.	2. 100
Units		0 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,928	127.0000	168.91	494,568	1999	2010	0	0	0	13.00	87.00

1 SINGLE FAM 0% - 0 Heated Area: 2160 HX Base Yr

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		430,274	
TOTAL MARKET OB/XF VALUE		39,068	
TOTAL LAND VALUE - MARKET		120,000	
TOTAL MARKET VALUE		589,342	
SOH/AGL Deduction		41,748	
ASSESSED VALUE		547,594	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		547,594	
TOTAL JUST VALUE		589,342	
NCON VALUE		9,026	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		527,904	
5 YR CH MM 4/11/23 PU XFOB & CORR RCVR			
REMOVE H9 CODE ON PRCL			
5 YR PRCL CHK CHG RCVR			
ASKED THAT HE WRITE AND SEND BACK.			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000344	PLUMBING	0	06/26/2019
22932	N/A	0	11/12/1997
20146	N/A	0	10/02/1995

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	120	100	1999	120	17,634
BAS	1,020	100	1999	1,020	149,891
FGR	690	50	1999	345	50,698
FOP	150	30	1999	45	6,613
FOP	1,044	30	1999	313	45,996
FUS	1,020	100	1999	1,020	149,891
PTO	240	5	1999	12	1,763
UOP	264	20	1999	53	7,788
TOTALS	4,548			2,928	430,274

NEIGHBORHOOD/LOC	122.200	1.40/
25 ROYSTER DR, CRAWFORDVILLE		
BLD DATE	05/23/2018	MMTP
XF DATE	05/23/2018	MMTP
INC DATE		
LGL DATE		
LAND DATE	05/23/2018	MMTP
AG DATE		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1109/0074	5/03/2019	WD Q	Q	I	01	444,500
GRANTOR: ROCAWICH DANIEL G & W						
GRANTEE: GRAY LYNN ALLAN & K						
0945/0094	6/20/2014	WD Q	Q	I	01	320,000
GRANTOR: TWIN ACTION PROPRTIE						
GRANTEE: ROCAWICH DANIEL G &						

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	0006	ELECTRIC L	0	0	0	0	1.00	UT	8,500.00	8,500.00	100	2000	2000	3	24	2,040	
2	0375	WOOD WALK	0	0	0	0	188.00	SF	15.00	15.00	100	2002	2002	3	20	564	
3	0360	BOATDOCK F	0	0	0	0	394.00	SF	15.00	15.00	100	2000	2000	3	20	1,182	
4	0820	SEAWALL, WO	0	0	0	0	100.00	LF	34.00	34.00	100	1995	1995	3	20	680	
5	0005	ELEVATOR	0	0	0	0	1.00	UT	29,000.00	29,000.00	100	1999	1999	3	56	16,240	
6	0371	FLOATING D	0	0	21	10	210.00	SF	20.00	20.00	100	2003	2003	3	21	882	
7	0210	CONCRETE D	0	0	104	12	1,248.00	SF	6.00	6.00	100	2003	2003	3	67	5,017	
8	0210	CONCRETE D	0	0	44	9	396.00	SF	6.00	6.00	100	1999	1999	3	67	1,592	
9	0080	4' CHAINLI	0	0	0	0	179.00	LF	13.00	13.00	100	2014	2014	3	62	1,443	
10	0211	CONCRETE W	0	0	25	4	100.00	SF	6.00	6.00	100	1999	1999	3	67	402	

BUILDING NOTES												
BUILDING DIMENSIONS												
FOP=[YR=1999] W15 S10 E15 BAS=[YR=1999] W12 S10 E12												
FGR=[YR=1999] W12 N10 W3 N10 W15 S26 PTO=[YR=1999] N20 W12												
S20 E12\$ S6 E30 N12\$ N10\$ N10\$ PTR=N20 BAS=[YR=1999] N34 W30												
S6 UOP=[YR=1999] W12 S22 E12 N22\$ S28 PTR=S6 W20												
FOP=[YR=1999] W6 N40 W30 S34 E30 FUS=[YR=1999] W30 N34 E30												
S34\$ S6 W36 N12 W6 N22 E6 N12 E42 S46\$ E20 N6\$ E30\$ S20\$.												

LAND DESCRIPTION													TOTAL OB/XF												
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								

