

SHELL POINT BEACH UNIT 1  
BLK A P/O LOTS 1 & 2  
OR 433 P 594 OR 892 P 25

GRAFFEO ALEXANDER/GRAFFEO DIANNE  
1561 SHELL POINT RD  
CRAWFORDVILLE, FL 32327-4611

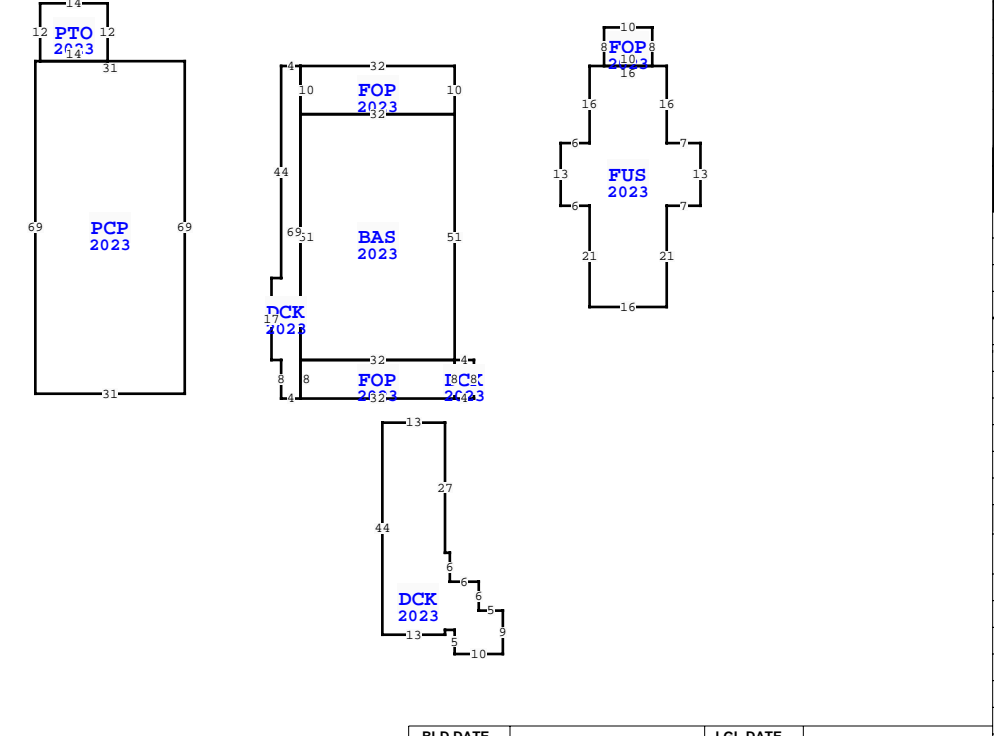
**2024**

00-00-121-080-11982-001

ELEMENT	CD	CONSTRUCTION
Foundation	05	PILE CONCR 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	VYL PLANK 100
Ceiling	09	9 FT 100
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Bedrooms		3 100
Bathrooms		3.5 100
Stories	2.	2. 100
Units		0 100
Condition Adj	12	AVERAGE 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,126	138.3000	131.38	410,694	2023	2023	0	0	0.00	100.00

1 SINGLE FAM 100% - 2024 Heated Area: 2601 HX Base Yr 2024



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,632	100	2023	1,632	214,412
DCK	32	10	2023	3	394
DCK	310	10	2023	31	4,073
DCK	718	10	2023	72	9,459
FOP	80	30	2023	24	3,153
FOP	256	30	2023	77	10,116
FOP	320	30	2023	96	12,612
FUS	969	100	2023	969	127,307
PCP	2,139	10	2023	214	28,115
PTO	168	5	2023	8	1,051
<b>TOTALS</b>	<b>6,624</b>			<b>3,126</b>	<b>410,694</b>

EXTRA FEATURES

1561 SHELL POINT RD, CRAWFORDVILLE

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	0005	ELEVATOR	0	100	0	1.00	UT	29,000.00	29,000.00	100	2024	2023	AV	98	28,420	
2	0131	FIRE PLACE	0	100	0	1.00	UT	700.00	700.00	100	2024	2023	AV	98	686	
3	0210	CONCRETE D	0	100	41	32	SF	6.00	6.00	100	2024	2023	AV	100	7,872	
4	0211	CONCRETE W	0	100	35	11	SF	6.00	6.00	100	2024	2023	AV	100	2,310	

LAND DESCRIPTION TOTAL OB/XF 39,288

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000120	C	SFR GULF	100		R1	52.00	150.00	1.00	LT		1.00	1.00	1.00	160,000.00	160,000.00	160,000							

WAKULLA COUNTY PROPERTY PAGE 1 of 1 3

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		410,694
TOTAL MARKET OB/XF VALUE		39,288
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		609,982
SOH/AGL Deduction		133,562
ASSESSED VALUE		476,420
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		426,420
TOTAL JUST VALUE		609,982
NCON VALUE		449,982
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		160,000

PART OF NH 155.1. BEACH AND NO DOCK.  
MM PU NCON 02-24-2023 LH 12/1/23  
2023 TRIM RETURNED COA  
5YR CK NC MM

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000140	SFD-CO	0	02/14/2022
20000068	SFD-VOID	0	07/22/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1026/0300	2/17/2017	WD Q	Q	V	01	139,000

GRANTOR: KERCKHOFF KEVIN L  
GRANTEE: GRAFFEO ALEXANDER &  
0892/0025 10/12/2012 WD Q V 01 120,000  
GRANTOR: MOFFET VIRGINIA L  
GRANTEE: KERCKHOFF KEVIN L

BUILDING NOTES

BLD DATE  
XF DATE  
INC DATE

LGL DATE  
LAND DATE  
AG DATE

02/23/2018 MMJT

BUILDING DIMENSIONS

PCP=[YR=2023;ORIG=15,9] E31 S69 W31 N69 \$  
PTO=[YR=2023;ORIG=16,-3] E14 S12 W14 N12 \$  
FOP=[YR=2023;ORIG=70,10] E32 S10 W32 N10 \$  
BAS=[YR=2023;ORIG=70,20] E32 S51 W32 N51 \$  
FOP=[YR=2023;ORIG=70,71] E32 S8 W32 N8 \$  
DCK=[YR=2023;ORIG=102,71] E4 S8 W4 N8 \$  
DCK=[YR=2023;ORIG=66,10] S44 W2 S17 E2 S8 E4 N69 W4 \$  
FUS=[YR=2023;ORIG=130,10] S16 W6 S13 E6 S21 E16 N21 E7 N13 W7 N16 W16 \$  
FOP=[YR=2023;ORIG=133,2] E10 S8 W10 N8 \$  
DCK=[YR=2023;ORIG=87,84] S44 E13 N1 E2 S5 E10 N9 W5 N6 W6 N6 W1 N27 W13 \$