

SHELL POINT BEACH UNIT 1
 BLOCK A LOT 17 & A 10 FT STRIP
 OR 36 P 848 & OR 94 P 91

CARLSON SCOTT H/CARLSON LYNN M
 1619 SHELL POINT ROAD
 CRAWFORDVILLE, FL 32327

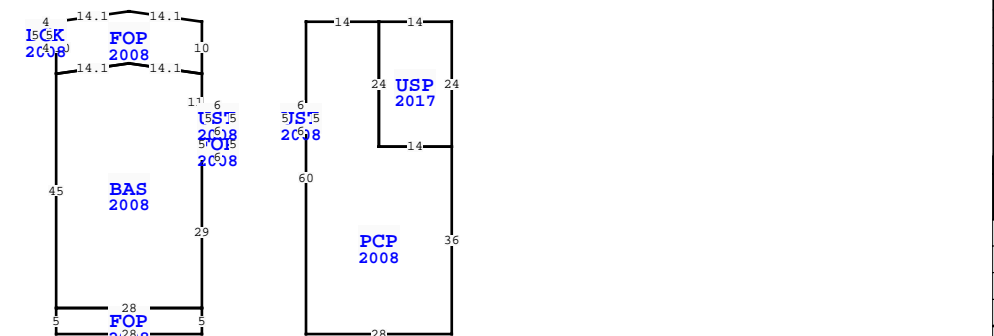
2024

00-00-121-080-11998-000



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	13	GALVALUM 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 100
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Bedrooms		2 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 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	2,181	141.0000	167.44	365,187	2008	2015	0	0	0	8.00	92.00



Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	4	MKT AREA 06			
NEIGHBORHOOD/LOC	155.3	1.25/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,288	100	2008	1,288	198,410
BAS	429	100	2012	429	66,085
DCK	12	10	2008	1	154
DCK	20	10	2008	2	308
FOP	30	30	2008	9	1,386
FOP	140	30	2008	42	6,469
FOP	280	30	2008	84	12,940
PCP	1,344	10	2008	134	20,642
UOP	150	20	2008	30	4,621
USP	336	40	2017	134	20,642
TOTALS	4,089			2,181	335,972

** This building has 12 Sub-Areas
 1619 SHELL POINT RD, CRAWFORDVILLE

BLD DATE	07/27/2018	MMJTT	LGL DATE	
XF DATE	07/27/2018	MMJTT	LAND DATE	07/27/2018 MMJTT
INC DATE			AG DATE	

WAKULLA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		335,972	
TOTAL MARKET OB/XF VALUE		31,685	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		567,657	
SOH/AGL Deduction		261,581	
ASSESSED VALUE		306,076	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		256,076	
TOTAL JUST VALUE		567,657	
NCON VALUE		12,086	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		471,651	

PART OF NH 155.3. 1.25 ADJ TO BUILDINGS DUE TO LOC
 MM 5YR CK PUXFOBS DEMO XFOBS 2/27/2023
 5 YR PRCL CK, CHG DIM ON XFOB LN 1. PU USP201
 8-12, CORR LAND CODE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000788	REPAIRS	0	05/07/2019
201240	ENCLOSURE-CO	0	01/27/2012
2011687	PLUMB	0	10/03/2011
2007945	SFD-CO	0	07/02/2007
027723	SEAWALL	0	05/03/2001
026710	SEA WALL	0	06/26/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1361/0423	5/23/2024	WD	Q	I	01	887,500
GRANTOR: LESIEUR DONNA						
GRANTEE: CARLSON SCOTT H						
0844/0366	1/21/2011	WD	U	I	37	425,000
GRANTOR: CUDIHY LINDA						
GRANTEE: LESIEUR DONNA						

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	100	0	0			127.00	LF	34.00	34.00	100	2001	2001	3	20	864	
2	0210	CONCRETE D	0	100	28	9			252.00	SF	6.00	6.00	100	2004	2004	3	23	348	
3	0211	CONCRETE W	0	100	6	6			36.00	SF	6.00	6.00	100	2008	2008	3	34	73	
4	0211	CONCRETE W	0	100	4	4			16.00	SF	6.00	6.00	100	2008	2008	3	34	33	
5	0060	DECK WOOD	0	100	3	4			12.00	SF	5.00	5.00	100	2008	2008	3	50	30	
6	0060	DECK WOOD	0	100	3	4			12.00	SF	5.00	5.00	100	2008	2008	3	50	30	
7	0840	SEAWALL RI	0	100	0	0			66.00	LF	38.00	38.00	100	2008	2008	3	34	853	
9	0005	ELEVATOR	0	100	0	0			1.00	UT	29,000.00	29,000.00	100	1993	1993	3	50	14,500	
11	0330	BOAT SHED	0	100	24	12			288.00	SF	15.00	15.00	100	1996	1996	3	20	864	
12	0350	BOATDOCK A	0	100	22	15			330.00	SF	26.40	26.40	100	2004	2004	GD	23	2,004	

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000130	C	SFR WATER	100			70.00	227.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

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