

SHELL POINT BEACH UNIT 1
 BLOCK A LOT 18 & A 10 FT STRIP
 OR 44 P 830 OR 96 P 469

LIPSIUS MARC R
 1623 SHELL POINT RD
 CRAWFORDVILLE, FL 32327

2024

00-00-121-080-11999-000



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	14	STAND SEAM	100	
Interior Wall	05	DRYWALL	100	
Interior Floo	12	HARDWOOD	100	
Heating Type	13	HEAT PUMP	100	
Air Condition	13	HEAT PUMP	100	
Bedrooms		3	100	
Bathrooms		3	100	
Story Height		0	100	
Stories	1.	1.	100	
Units		0	100	
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
BAS	2,181	100	2007	2,181
DCK	172	10	2007	17
DCK	208	10	2007	21
DCK	1,897	10	2007	190
FOP	96	30	2007	29
FOP	197	30	2007	59
PCP	2,439	10	2007	244
PST	135	15	2007	20
UST	204	45	2007	92
TOTALS	7,529			2,853

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,853	145.0000	172.19	491,258	2007	2015	0	0	8.00	92.00
1 SINGLE FAM 100% - 2006											
Heated Area: 2181											
HX Base Yr 2006											

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		451,957	
TOTAL MARKET OB/XF VALUE		30,678	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		682,635	
SOH/AGL Deduction		320,366	
ASSESSED VALUE		362,269	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		312,269	
TOTAL JUST VALUE		682,635	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		568,757	
PART OF NH 155.3. 1.25 ADJ TO BUILDINGS DUE TO LOC			
5 YR PRCL CHK, N/C			
LN 8, DEL XFOB LN 9			
5 YR PRCL CH, CORR DIMENS XFOB LN 6, PU XFOB			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2012365	ELEC	0	06/06/2012
2012349	BOAT LIFT	0	06/04/2012
2006821	REPLC DOCK	0	05/15/2006
2006294	SFD (REPLACE)-CO	0	02/13/2006
024257	PLUM	0	11/04/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1023/0803	1/26/2017	QC	U	I	11	100
GRANTOR: LIPSIUS MARC R						
GRANTEE: LIPSIUS MARC R						
0698/0022	2/13/2007	QC	Q	I	01	100
GRANTOR: LIPSIUS MARC R & MARI						
GRANTEE: LIPSIUS MARC R						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0850	SEAWALL CO	0	100	0	0	LF	42.00	42.00	100	1979
2	0210	CONCRETE D	0	100	45	21	SF	6.00	6.00	100	2007
3	0005	ELEVATOR	0	100	0	0	UT	29,000.00	29,000.00	100	2007
4	0210	CONCRETE D	0	100	0	0	SF	6.00	6.00	100	1993
5	0006	ELECTRIC L	0	100	0	0	UT	8,500.00	8,500.00	100	2012
6	0371	FLOATING D	0	100	34	8	SF	20.00	20.00	100	2006
7	0375	WOOD WALK	0	100	20	4	SF	15.00	15.00	100	2006
8	0371	FLOATING D	0	100	11	5	SF	20.00	20.00	100	2015

BUILDING NOTES											
1623 SHELL POINT RD, CRAWFORDVILLE											
BLD DATE 09/06/2019 MMTP LGL DATE 09/06/2019 MMTP											
XF DATE 09/06/2019 MMTP LAND DATE 09/06/2019 MMTP											
INC DATE AG DATE											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DPTH FACT
1	000130	C	SFR WATER	100			71.00	235.00	1.00	LT	1.00

TOTAL OB/XF											
UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		
200,000.00	200,000.00	200,000									