

SUNSET BEACH LOT 1 FKA  
SHELL POINT BEACH LOT 21  
BLOCK A LOT 21 & 10FT

GRENIER KEVIN/GRENIER, NANCY  
1635 SHELL POINT RD  
CRAWFORDVILLE, FL 32327

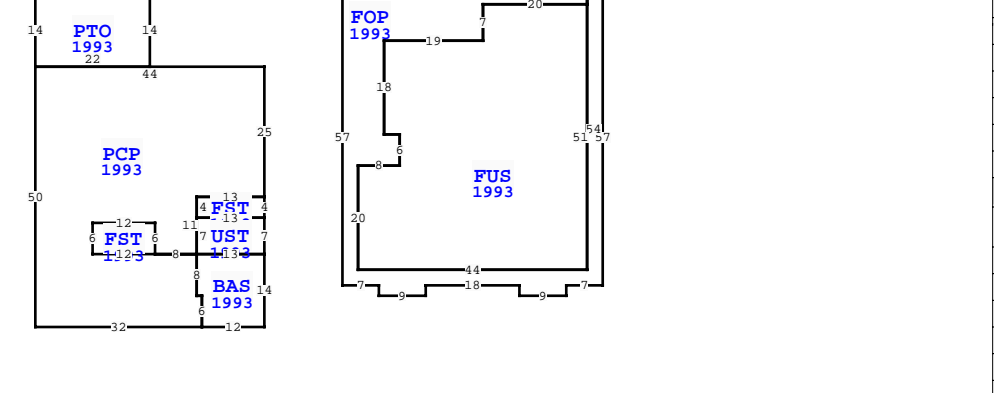
2024

00-00-121-080-12002-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	05	PILE CONCR 100
Frame	02	WOOD FRAME 100
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	STAND SEAM 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Bedrooms		4 100
Bathrooms		4 100
Story Height		0 100
Stories	2.5	2.5 100
Units		0 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	- 2024									
				Heated Area: 4456				HX Base Yr 2023				



\*\* This building has 12 Sub-Areas

BLD DATE	10/28/2020	MMJTT	LGL DATE	
XF DATE	10/28/2020	MMJTT	LAND DATE	10/28/2020
INC DATE			AG DATE	

WAKULLA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	820,249			
TOTAL MARKET OB/XF VALUE	26,636			
TOTAL LAND VALUE - MARKET	200,000			
TOTAL MARKET VALUE	1,046,885			
SOH/AGL Deduction	0			
ASSESSED VALUE	1,046,885			
TOTAL EXEMPTION VALUE	HX HB 50,000			
BASE TAXABLE VALUE	996,885			
TOTAL JUST VALUE	1,046,885			
NCON VALUE	0			
INCOME VALUE	0			
PREVIOUS YEAR MKT VALUE	1,238,096			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000640	WINDOWS-CC	0	10/26/2022
22000148	ELEC	0	05/06/2022
19000389	REPAIRS-CO	0	03/29/2019
18001398	ELECTRIC	0	12/14/2018
025543	ELEC	0	08/19/1999
025547	ELEC	0	08/18/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1264/0528	5/05/2022	WD	Q	I	01	1,200,000

GRANTOR: JOHNS THOMAS L  
GRANTEE: GRENIER KEVIN & NAN

0923/0166	9/25/2013	WD	U	I	12	1,272,200
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GRANTOR: VANTAY PROPERTIES LLC  
GRANTEE: JOHNS THOMAS L

QUALITY	DOR CODE	MAP NUM	NEIGHBORHOOD/LOC
03 AVERAGE	0100 SINGLE FAMILY	4 MKT AREA 06	155.3 1.25/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	176	100	1993	176	26,824
BAS	1,418	100	1993	1,418	216,112
FOP	362	30	1993	109	16,612
FOP	732	30	1993	220	33,530
FOP	948	30	1993	284	43,284
FST	52	55	1993	29	4,420
FST	72	55	1993	40	6,097
FUS	924	100	1993	924	140,823
FUS	1,938	100	1993	1,938	295,363
PCP	1,881	10	1993	188	28,652
TOTALS	8,902			5,382	820,249

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
2	0210	CONCRETE D	0	100	0	0	4,460.00	SF	6.00	6.00	100	1989	1989	3	20	5,352	
3	0005	ELEVATOR	0	100	0	0	1.00	UT	29,000.00	29,000.00	100	1989	1989	3	46	13,340	
4	0140	FIRE PLACE	0	100	0	0	2.00	UT	1,900.00	1,900.00	100	1990	1990	3	47	1,786	
5	0350	BOATDOCK A	0	100	15	13	195.00	SF	24.00	24.00	100	2003	2003	3	21	983	
6	0375	WOOD WALK	0	100	24	4	96.00	SF	15.00	15.00	100	2003	2003	3	21	302	
7	0006	ELECTRIC L	0	100	0	0	1.00	UT	8,500.00	8,500.00	100	2003	2003	3	21	1,785	
8	0330	BOAT SHED	0	100	22	12	264.00	SF	15.00	15.00	100	2003	2003	3	21	832	
9	0210	CONCRETE D	0	100	0	0	1,705.00	SF	6.00	6.00	100	1989	2006	3	20	2,046	
10	0850	SEAWALL CO	0	100	0	0	25.00	LF	42.00	42.00	100	1989	1989	3	20	210	

BUILDING NOTES														
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BUILDING DIMENSIONS														
FOP=[YR=1993] W43 S50 E32 N6 W29 N13 E5 N7 W2 N11 E17 N9 E20														
BAS=[YR=1993] W20 S9 W17 S11 E2 S7 W5 S13 E29 S6 E11 PTR=S25														
PCP=[YR=1993] W44 PTO=[YR=1993] E22 N14 W22 S14\$ S50 E32 N6														
W1 N8 W8 FST=[YR=1993] W12 N6 E12 S6\$ E8 N11 E13														
FST=[YR=1993] W13 S4 E13 UST=[YR=1993] W13 S7 E13														
BAS=[YR=1993] W13 S8 E1 S6 E12 N14\$ N7\$ N4\$ N25\$ N25\$ PTR=S10														
E15 FOP=[YR=1993] S57 E7 S2 E9 N2 E18 S2 E9 N2 E7 N57 W3 S54														
W44 N20 E8 N6 W3 N18 E19 N7 E20 FUS=[YR=1993] W20 S7 W19 S18														
E3 S6 W8 S20 E44 N51\$ N3 W47\$ PTR=N10 FOP=[YR=1993] E7 S2 E9														
N2 E18 S2 E9 N2 E7 N24 W3 FUS=[YR=1993] W22 N2 W22 S22 E44														
N20 \$ S20 W44 N22 W3 S26\$ S10\$ W15 N10\$ N46\$ N4\$.														

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	DPH 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			0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							