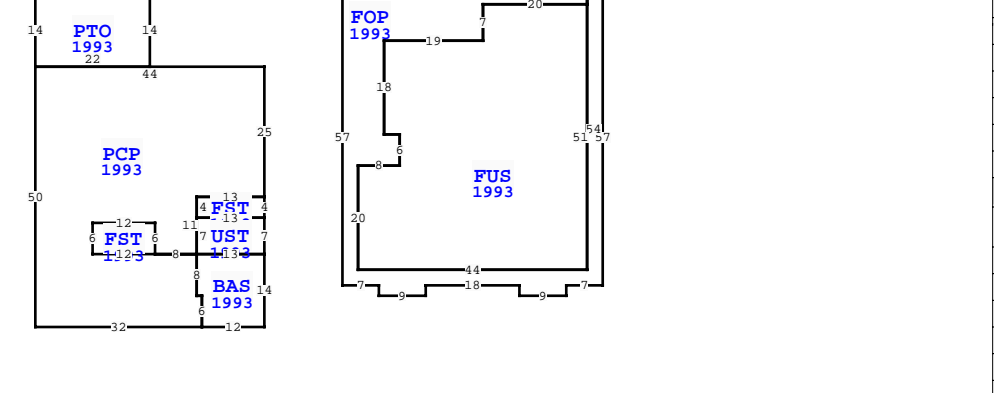




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	05	PILE CONCR 100
Frame	02	WOOD FRAME 100
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	STAND SEAM 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Heating Type	13	HEAT 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
1635 SHELL POINT RD, CRAWFORDVILLE

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

WAKULLA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY			STANDARD	
VALUATION BY			Tax Group: 3	
Taxation			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	
MM PRMT CK, N/C 6/15/2023				
PART OF NH 155.3. 1.25 ADJ TO BUILDINGS DUE TO LOC				
COA PER OWNER PHONE CALL.				
12, CHG EYB TO ADJ % GOOD.				

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
-----------	-----------	----	---	---	----	-----------

GRANTOR: VANTAY PROPERTIES LLC
GRANTEE: JOHNS THOMAS L

NEIGHBORHOOD/LOC					
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	

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	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								