

SHELL POINT BEACH UNIT 3  
BLOCK A LOT 19  
OR 41 P 254 & OR 88 P 859

COOK R MARVIN JR/COOK A LEE  
69 WALKER CREEK DR  
CRAWFORDVILLE, FL 32327

**2024**

00-00-121-086-12077-019

ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
04	PILE WOOD 100		
30	WOOD FRAME 100		
02	VINYL 100		
03	GABLE/HIP 100		
12	MODULAR MT 100		
05	DRYWALL 50		
06	CUST PANEL 50		
12	HARDWOOD 80		
11	CLAY TILE 20		
04	AIR DUCTED 100		
03	CENTRAL 100		
	Bedrooms	3	100
	Bathrooms	2	100
	Story Height	0	100
1.5	Stories	1.5	100
	Units	0	100
07	GOOD		
0100	SINGLE FAMILY		
4	MAP NUM	06	MKT AREA
000	NEIGHBORHOOD/LOC	1.00/	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,062	151.6850	144.10	297,134	1996	1996	0	0	27.00	73.00
1 SINGLE FAM 100% - 1998 Heated Area: 1723 HX Base Yr 1998											

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		216,908	
TOTAL MARKET OB/XF VALUE		38,926	
TOTAL LAND VALUE - MARKET		100,000	
TOTAL MARKET VALUE		355,834	
SOH/AGL Deduction		127,062	
ASSESSED VALUE		228,772	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		178,772	
TOTAL JUST VALUE		355,834	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		356,706	
TO GOOD; SOL PANELS CC MAY2022			
MM PERMIT CK; PU XFOBS; DEMO XFOB; CHG QUAL			
MM CC PU XFOB 13 DEMO XFOB 14 12-7-22			
5 YR PRCL CH, PU XFOB LN 13			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001056	DOCK-CC	0	11/18/2022
22000041	SOLAR PANELS	0	03/11/2022
15001080	ADDITION-CO	0	12/14/2015
15000730	CONNECT TO SEWER	0	08/06/2015
15000716	ELEC	0	08/03/2015
2012808	RE-ROOF	0	12/03/2012
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U / V / RSN CD SALE PRICE
0088/0859	5/01/1982	WD U V	25,000
GRANTOR:			
GRANTEE:			
BUILDING NOTES			
BUILDING DIMENSIONS			
FOP=[YR=1996] W5 L4 U4 W16 L4 D4 W4 S8 E4 BAS=[YR=2016] W14 DCK=[YR=2016] E10 N8 W10 S8\$ S22 PTR=S4 W22 DCK=[YR=2010] N18 E12 N10 U4 L4 W16 L4 D4 W4 S10 DCK=[YR=2016] N10 E4 R4 U4 W8 S4 W3 S10 E3 S7 E4 N7 W4\$ E9 S12 W9 S6 E16\$ E22 N4\$ E14 N22\$ OWH=[YR=1996] S3 E11 S14 E14 BAS=[YR=1996] W14 N14 W11 S19 W4 S15 E8 N3 E21 N17\$ N17 U4 L4 W17 L4 D4 \$ U4 R4 E17 R4 D4 S34 W21 S3 W4 S4 E25 N4 E4 PTR=E10 FUS=[YR=1996] E15 PTR=E10 PTO=[YR=1996] E12 N36 PCP=[YR=1996] S36 E12 N36 W12\$ PTO=[YR=2000] E6 N11 W12 S11 E6\$ W12 S36\$ W10\$ N17 W4 N14 W11 FOP=[YR=2016] E11 N8 W11 S8\$ S31\$ W10\$ N45\$.			

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	651	100	1996	651	68,481
BAS	308	100	2016	308	32,400
DCK	540	10	2010	54	5,680
DCK	80	10	2016	8	842
DCK	82	10	2016	8	842
FOP	571	30	1996	171	17,988
FOP	88	30	2016	26	2,735
FUS	409	100	1996	409	43,024
OWH	355	100	1996	355	37,344
PCP	432	10	1996	43	4,523
TOTALS	4,080			2,062	216,908

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	0060	DECK WOOD	0	100	10	8	SF	5.00	5.00	100	1988	1988	3	20	80	
2	0371	FLOATING D	0	100	40	7	SF	20.00	20.00	100	2008	2008	3	34	1,904	
3	0060	DECK WOOD	0	100	33	4	SF	5.00	5.00	100	1998	1998	3	20	132	
4	0700	PORT BLDG	0	100	6	8	SF	8.00	8.00	100	1998	1998	3	55	4	
5	0872	SEAWALL VI	0	100	0	0	LF	38.00	38.00	100	2007	2007	3	30	741	
6	0210	CONCRETE D	0	100	11	29	SF	6.00	6.00	100	2000	2000	3	20	383	
7	0210	CONCRETE D	0	100	66	12	SF	6.00	6.00	100	2000	2000	3	20	950	
8	0350	BOATDOCK A	0	100	28	4	SF	24.00	24.00	100	1997	1997	3	20	538	
9	0005	ELEVATOR	0	100	0	0	UT	29,000.00	29,000.00	100	2016	2016	3	86	24,940	
10	0210	CONCRETE D	0	100	0	0	SF	6.00	6.00	100	2016	2016	3	72	1,063	
TOTAL OB/XF 30,735																

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	000131	C	SFR CANAL	100			70.00	177.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

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11	0007	ELECTRIC L	0 100	0	0	1.00	UT	7,500.00	7,500.00	100	2018	2018	3	80	6,000																														
12	0360	BOATDOCK F	0 100	9	9	81.00	SF	15.00	15.00	100	2022	2022	3	97	1,179																														
13	0335	ALUMINUM W	0 100	16	4	64.00	SF	17.00	17.00	100	2021	2021	3	93	1,012																														
14	1450	SOLAR PANE	0 100	0	0	18.00	UT	0.00	0.00	100	2022	2022	3	97	0																														
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REVIEW DATE 01/24/2023 BY MMNW Total Acres: 0.28 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 04/29/2026 BY SYS																																													