

SHELL POINT HARBOR
 LOT 15
 OR 80 P 32 & OR 85 P 797

C & C INVESTMENTS, LLC/MCLEAN ILENE G
 1736 COMMERCE BLVD
 MIDWAY, FL 32343

2024

00-00-121-133-11965-015

ELEMENT	CD	CONSTRUCTION
Foundation	04	PILE WOOD 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floor	12	HARDWOOD 70
Interior Floor	14	CARPET 30
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Bedrooms		3 100
Bathrooms		3 100
Story Height		0 100
Stories	1.5	1.5 100
Units		0 100
Condition Adj	13	GOOD 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,540	153.0650	203.58	517,093	1982	2010	0	0	13.00	87.00		
1 SINGLE FAM 0% - 2024 Heated Area: 1888 HX Base Yr													

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,360	100	1993	1,360	240,876
DCK	96	10	1993	10	1,771
DCK	128	10	1993	13	2,303
FEP	140	80	1994	112	19,837
FOP	200	30	1998	60	10,627
FSP	260	55	1993	143	25,327
FSP	400	55	1998	220	38,966
FST	200	55	1998	110	19,483
FUS	416	100	1993	416	73,679
PCP	960	10	1993	96	17,003
TOTALS	4,160			2,540	449,871

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE		449,871			
TOTAL MARKET OB/XF VALUE		9,190			
TOTAL LAND VALUE - MARKET		120,000			
TOTAL MARKET VALUE		579,061			
SOH/AGL Deduction		0			
ASSESSED VALUE		579,061			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		579,061			
TOTAL JUST VALUE		579,061			
NCON VALUE		0			
INCOME VALUE		0			
PREVIOUS YEAR MKT VALUE		564,514			
5 YR PRCL CHK, N/C					
5 YR PRCL CH, PU XFOB LN 8-9					
8-11					
5 YR PRCL CH, PU XFOB LN 5-7, DEL XFOB LN					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
21000386	BUILDING	0	04/19/2021		
B20-001175	BOAT LIFT	0	01/29/2021		
20000285	REROOF-CO	0	03/27/2020		
2011393	DOCKS/SEAWALL	0	06/14/2011		
2010331	DOCKS/SEAWALL	0	05/12/2010		
201085	RE-ROOF	0	02/18/2010		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1301/0669	10/05/2022	QC	U	I	11	100
GRANTOR: WALTON ACCOMMODATIONS						
GRANTEE: C & C INVESTMENTS,						
1286/0447	10/03/2022	WD	Q	I	01	585,000
GRANTOR: MCLEAN MURPHY B JR &						
GRANTEE: WALTON ACCOMMODATIO						

BUILDING CHARACTERISTICS					
QUALITY	DOR CODE	MAP NUM	NEIGHBORHOOD/LOC		
03	AVERAGE	4	122.200	MKT AREA	06
	0100		1.40/		

65 ROYSTER DR, CRAWFORDVILLE

BLD DATE	09/06/2019	MMTP	LGL DATE	
XF DATE	09/06/2019	MMTP	LAND DATE	09/06/2019
INC DATE			AG DATE	MMTP

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	0210	CONCRETE D	0	0	0	0	2,613.00	SF	6.00	6.00	100	1982	1982	3	20	3,136	
2	0130	FIRE PLACE	0	0	0	0	1.00	UT	1,300.00	1,300.00	100	2000	2000	3	57	741	
3	0872	SEAWALL VI	0	0	0	0	88.00	LF	38.00	38.00	100	2010	2010	3	43	1,438	
4	0080	4' CHAINLI	0	0	0	0	80.00	LF	13.00	13.00	100	1999	1999	3	20	208	
5	0371	FLOATING D	0	0	25	10	250.00	SF	20.00	20.00	100	2011	2011	3	47	2,350	
6	0375	WOOD WALK	0	0	7	4	28.00	SF	15.00	15.00	100	2011	2011	3	47	197	
7	0335	ALUMINUM W	0	0	16	3	48.00	SF	17.00	17.00	100	2011	2011	3	47	384	
8	0371	FLOATING D	0	0	10	6	60.00	SF	20.00	20.00	100	2012	2012	3	52	624	
9	0211	CONCRETE W	0	0	10	3	30.00	SF	6.00	6.00	100	2014	2014	3	62	112	

BUILDING NOTES													
BUILDING DIMENSIONS													
FSP=[YR=1993] W26 S10 E26 BAS=[YR=1993] W26 FEP=[YR=1994] N10 W14 S10 E14 S34 E14 DCK=[YR=1993] S8 E12 N8 W12S E26 PTR=S20 FSP=[YR=1998] W20 FOP=[YR=1998] W20 S10 E20 N10S S10 FST=[YR=1998] W20 S10 E20 N10S S10 E20 PCP=[YR=1993] W40 S24 E40 N24S N20S N20S N34S N10S PTR=E20 DCK=[YR=1993] S8 FUS=[YR=1993] S26 E16 N26 W16S E16 N8 W16S W20S.													

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	0		R1	100.00	117.00	1.00	LT		1.00	1.00	1.00	120,000.00	120,000.00	120,000							