

SHELL POINT HARBOR LOT 16  
 OR 24 P 43 & OR 68 P 148  
 OR 118 P 984 & OR 228 P 203

BEATON LAURIE M/BEATON ROBERT W  
 64 ROYSTER DR  
 CRAWFORDVILLE, FL 32327

2024

00-00-121-133-11965-016



| ELEMENT          |                  | CD            | CONSTRUCTION |              |                      |
|------------------|------------------|---------------|--------------|--------------|----------------------|
| Foundation       | 04               | PILE WOOD     | 100          |              |                      |
| Frame            | 30               | WOOD FRAME    | 100          |              |                      |
| Exterior Wall    | 02               | VINYL         | 100          |              |                      |
| Roof Structur    | 03               | GABLE/HIP     | 100          |              |                      |
| Roof Cover       | 01               | MINIMUM       | 100          |              |                      |
| Interior Wall    | 05               | DRYWALL       | 100          |              |                      |
| Interior Floo    | 11               | CLAY TILE     | 70           |              |                      |
| Interior Floo    | 14               | CARPET        | 30           |              |                      |
| Heating Type     | 04               | AIR DUCTED    | 100          |              |                      |
| Air Condition    | 03               | CENTRAL       | 100          |              |                      |
| Bedrooms         |                  |               | 3            | 100          |                      |
| Bathrooms        |                  |               | 2            | 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 | 122.200          | 1.40/         |              |              |                      |
| AREA TYPE        | TOTAL GROSS AREA | PCT OF BASE   | YEAR         | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS              | 1,428            | 100           | 1996         | 1,428        | 182,323              |
| BAS              | 420              | 100           | 1998         | 420          | 53,624               |
| FGR              | 1,228            | 50            | 1996         | 614          | 78,394               |
| FSP              | 420              | 55            | 1996         | 231          | 29,493               |
| FSP              | 620              | 55            | 1996         | 341          | 43,538               |
| TOTALS           | 4,116            |               |              | 3,034        | 387,372              |

| 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%      | - 0         |                | Heated Area: 1848 |     |     |      |      | HX Base Yr |        |

FSP 1996

FSP 1996

FGR 1996

BAS 1996

BAS 1998

| WAKULLA COUNTY PROPERTY   |                   |           |            | PAGE 1 of 1 | 3      |            |
|---|-------------------|-----------|------------|-------------|--------|------------|
| VALUATION SUMMARY   |                   |           |            |             |        |            |
| VALUATION BY  |                   | STANDARD  |            |             |        |            |
| Tax Group: 3  |                   | Tax Dist: |            |             |        |            |
| BUILDING MARKET VALUE   |                   |           |            | 387,372     |        |            |
| TOTAL MARKET OB/XF VALUE  |                   |           |            | 12,801      |        |            |
| TOTAL LAND VALUE - MARKET                                       |                   |           |            | 120,000     |        |            |
| TOTAL MARKET VALUE  |                   |           |            | 520,173     |        |            |
| SOH/AGL Deduction   |                   |           |            | 238,032     |        |            |
| ASSESSED VALUE  |                   |           |            | 282,141     |        |            |
| TOTAL EXEMPTION VALUE   |                   | HX HB     |            | 50,000      |        |            |
| BASE TAXABLE VALUE  |                   |           |            | 232,141     |        |            |
| TOTAL JUST VALUE  |                   |           |            | 520,173     |        |            |
| NCON VALUE  |                   |           |            | 5,273       |        |            |
| INCOME VALUE  |                   |           |            |             |        |            |
| PREVIOUS YEAR MKT VALUE   |                   |           |            | 463,463     |        |            |
| MM 5YR CK, CHG FLOR TO 11 & 14 @ 30%, PU/DEMO XFOB              |                   |           |            |             |        |            |
| 5 YR PRCL CK, N/C   |                   |           |            |             |        |            |
| XFOB LN 9-11  |                   |           |            |             |        |            |
| CORR TRAV, CORR DIMENS XFOB LN 1,2,4 & 6, PU                    |                   |           |            |             |        |            |
| PERMIT NUM  | DESCRIPTION       | AMT       | ISSUED     |             |        |            |
| OBN24-00010   | CONSTRUCT SEAWALL |           | 04/04/2024 |             |        |            |
| 2011654   | MECH              | 0         | 09/21/2011 |             |        |            |
| 024661  | BLDG              | 0         | 02/08/1999 |             |        |            |
| 20521   | N/A               | 0         | 01/11/1996 |             |        |            |
| <b>SALES DATA</b>   |                   |           |            |             |        |            |
| OFF RECORD Number   | DATE              | TYPE INST | Q / U      | V / I       | RSN CD | SALE PRICE |
| 0845/0347   | 1/26/2011         | QC        | U          | I           | 11     | 100        |
| GRANTOR: BEATON LAURIE M & ROB                                  |                   |           |            |             |        |            |
| GRANTEE: BEATON LAURIE M & R                                    |                   |           |            |             |        |            |
| 0580/0184   | 2/23/2005         | QC        | U          | I           |        | 100        |
| GRANTOR: MOORE  |                   |           |            |             |        |            |
| GRANTEE: BEATON   |                   |           |            |             |        |            |
| <b>BUILDING NOTES</b>   |                   |           |            |             |        |            |
| <b>BUILDING DIMENSIONS</b>                                      |                   |           |            |             |        |            |
| FSP=[YR=1996] W42 S10 E42 BAS=[YR=1996] W42 S34 E42             |                   |           |            |             |        |            |
| BAS=[YR=1998] W42 PTR= W10 FGR=[YR=1996] N24 W20 N10 W22        |                   |           |            |             |        |            |
| FSP=[YR=1996] E22 S10 E20 N20 W42 S10\$ S34 E42\$ E10\$ S10 E42 |                   |           |            |             |        |            |
| N10 \$ N34\$ N10\$.   |                   |           |            |             |        |            |

| EXTRA FEATURES |            |             |     |     |    |    |          |    |          |                |           |         |             |    | 64 ROYSTER DR, CRAWFORDVILLE |                 |       |
|----------------|------------|-------------|-----|-----|----|----|----------|----|----------|----------------|-----------|---------|-------------|----|------------------------------|-----------------|-------|
| 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              | 0350       | BOATDOCK A  | 0   | 100 | 19 | 14 | 266.00   | SF | 26.40    | 26.40          | 100       | 1988    | 1988        | GD | 20                           | 1,404           |       |
| 2              | 0375       | WOOD WALK   | 0   | 100 | 16 | 4  | 64.00    | SF | 15.00    | 15.00          | 100       | 1988    | 1988        | 3  | 20                           | 192             |       |
| 3              | 0140       | FIRE PLACE  | 0   | 100 | 0  | 0  | 1.00     | UT | 1,900.00 | 1,900.00       | 100       | 1996    | 1996        | 3  | 53                           | 1,007           |       |
| 4              | 0210       | CONCRETE D  | 0   | 100 | 35 | 30 | 1,050.00 | SF | 6.00     | 6.00           | 100       | 1996    | 1996        | 3  | 20                           | 1,260           |       |
| 5              | 0820       | SEAWALL,WO  | 0   | 100 | 0  | 0  | 100.00   | LF | 34.00    | 34.00          | 100       | 1996    | 1996        | 3  | 20                           | 680             |       |
| 7              | 0350       | BOATDOCK A  | 0   | 100 | 14 | 10 | 140.00   | SF | 26.40    | 26.40          | 100       | 1999    | 1999        | GD | 20                           | 739             |       |
| 8              | 0006       | ELECTRIC L  | 0   | 100 | 0  | 0  | 1.00     | UT | 8,500.00 | 8,500.00       | 100       | 2003    | 2003        | 3  | 21                           | 1,785           |       |
| 11             | 0210       | CONCRETE D  | 0   | 100 | 32 | 12 | 384.00   | SF | 6.00     | 6.00           | 100       | 1996    | 1996        | 3  | 20                           | 461             |       |
| 12             | 0125       | MTL/VYL AC  | 0   | 100 | 0  | 0  | 151.00   | LF | 19.00    | 19.00          | 100       | 2024    | 2020        | AV | 89                           | 2,553           |       |
| 13             | 0371       | FLOATING D  | 0   | 100 | 20 | 8  | 160.00   | SF | 20.00    | 20.00          | 100       | 2024    | 2019        | AV | 85                           | 2,720           |       |

| 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                | 000131   | C   | SFR CANAL            | 100 |     | R1       | 100.00 | 122.00 | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    | 120,000.00  | 120,000.00     | 120,000    |                             |      |         |      |     |    |        |