SHELL POINT HARBOR
LOT 19
OR 69 P 702 & OR 85 P 697

ANDREWS JEFFREY D
208 S VENETIAN WAY
PORT ORANGE, FL 32127

2024

00-00-121-133-11965-019

BUILDING CHARACTERISTICS

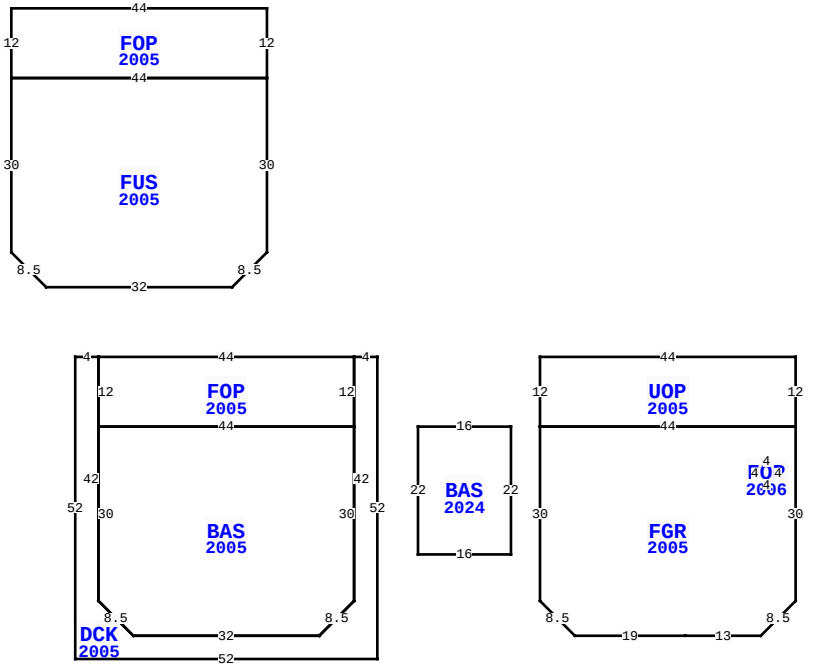
ELEMENT	CD	CONSTRUCTION
Foundation	05	PILE CONCR 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	GALVALUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		4 100
Bathrooms		3 100
Story Height		0 100
Stories	2.	2. 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	1,548	100	2005	1,548	228,586
BAS	352	100	2024	352	51,978
DCK	628	10	2005	63	9,303
FGR	1,548	50	2005	774	114,293
FOP	528	30	2005	158	23,331
FOP	528	30	2005	158	23,331
FOP	16	30	2006	5	738
FUS	1,548	100	2005	1,548	228,586
UOP	528	20	2005	106	15,652
TOTALS	7,224			4,712	695,800

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,712	135.4000	180.08	848,537	2005	2005	0	0	0	18.00	82.00

1 SINGLE FAM 0% - 0 Heated Area: 3448 HX Base Yr



81 ROYSTER DR, CRAWFORDVILLE

BLD DATE	05/23/2018	MMTP	LGL DATE		
XF DATE	01/12/2015	MMSR	LAND DATE	05/23/2018	MMTP
INC DATE			AG DATE		

EXTRA FEATURES

LN	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	0	0	0	103.00	SF	5.00	5.00	100	2005	2005	3	20	103	
2	0371	FLOATING D	0	0	21	10	210.00	SF	20.00	20.00	100	1990	1990	3	20	840	
3	0375	WOOD WALK	0	0	6	34	204.00	SF	15.00	15.00	100	1990	1990	3	20	612	
4	0371	FLOATING D	0	0	21	10	210.00	SF	20.00	20.00	100	1990	1990	3	20	840	
5	0371	FLOATING D	0	0	6	5	30.00	SF	20.00	20.00	100	1990	1990	3	20	120	
6	0210	CONCRETE D	0	0	0	0	1,562.00	SF	6.00	6.00	100	2006	2006	3	27	2,530	
7	0211	CONCRETE W	0	0	39	3	117.00	SF	6.00	6.00	100	2006	2006	3	27	190	
8	0371	FLOATING D	0	0	10	18	180.00	SF	20.00	20.00	100	2011	2011	3	47	1,692	
9	0371	FLOATING D	0	0	10	18	180.00	SF	20.00	20.00	100	2011	2011	3	47	1,692	
10	0335	ALUMINUM W	0	0	12	4	48.00	SF	17.00	17.00	100	2008	2008	3	34	277	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	695,800
TOTAL MARKET OB/XF VALUE	8,896
TOTAL LAND VALUE - MARKET	120,000
TOTAL MARKET VALUE	824,696
SOH/AGL Deduction	23,001
ASSESSED VALUE	801,695
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	801,695
TOTAL JUST VALUE	824,696
NCON VALUE	51,978
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	765,053

PU NEW BAS IN TOP OF GARAGE PER FLYNN (PICS DID N
MM 5YR CK, CHG FLOR TO 12 & 11 @20%, PU BAS IN TRA
CORRECT XFOB LN 3-5
5 YR PRCL CHK CHG RCVR DEK XFOB LN 11

PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB23-000271	HVAC CHANGE OUT		05/31/2023
2044242	DOCK/SEAWALL	0	04/21/2011
2006577	REMODEL RESIDENTI	0	03/31/2006
32477	SFD-CO	0	10/02/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0471/0483	1/21/2003	QC	U	V		100
GRANTOR: ANDREWS JEFFREY D						
GRANTEE: ANDREWS JEFFREY D						
0471/0482	1/21/2003	WD	Q	V		143,000
GRANTOR: ANDREWS JEFFREY D						
GRANTEE: ANDREWS JEFFREY D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005;ORIG=-42,42] W44 S30 D6R6 E32 U6R6 N30 $
FUS=[YR=2005;ORIG=-57,-18] W44 S30 D6R6 E32 U6R6 N30 $
FGR=[YR=2005;ORIG=34,42] W44 S30 D6R6 E19 E13 U6R6 N30 $
DCK=[YR=2005;ORIG=-42,30] S42 D6L6 W32 U6L6 N42 W4 S52 E52 N52 W4 $
FOP=[YR=2005;ORIG=-42,30] W44 S12 E44 N12 $
FOP=[YR=2005;ORIG=-57,-30] W44 S12 E44 N12 $
UOP=[YR=2005;ORIG=-10,30] S12 E44 N12 W44 $
FOP=[YR=2006;ORIG=31,48] W4 S4 E4 N4 $
PTR=[ORIG=-48,0] W10 E10 $
PTR=[ORIG=-4,0] E10 W10 $
BAS=[YR=2024;ORIG=-15,42] W16 S22 E16 N22 $

LAND DESCRIPTION

TOTAL OB/XF 8,896

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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							

REVIEW DATE 03/06/2024 BY Nwatts Total Acres: 0.27 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 06/24/2026 BY SYS