SHELL POINT HARBOR
LOT 26
OR 65 P 718 & OR 81 P 86

CONIGLIO MICHAEL J/CONIGLIO MARY J
92 ROYSTER DR
CRAWFORDVILLE, FL 32327

**2024**

**00-00-121-133-11965-026**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Foundation | 01 | WOOD FRAME 100 |
| Frame | 02 | WOOD FRAME 100 |
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 08 | CLAY TILE 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| Heating Type | 04 | AIR DUCTED 100 |
| Air Condition | 03 | CENTRAL 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Story Height | | 0 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Quality | 04 | ABOVE AVERAGE |
| DOR CODE | 0100 | SINGLE FAMILY |

MAP NUM 4 | MKT AREA 06

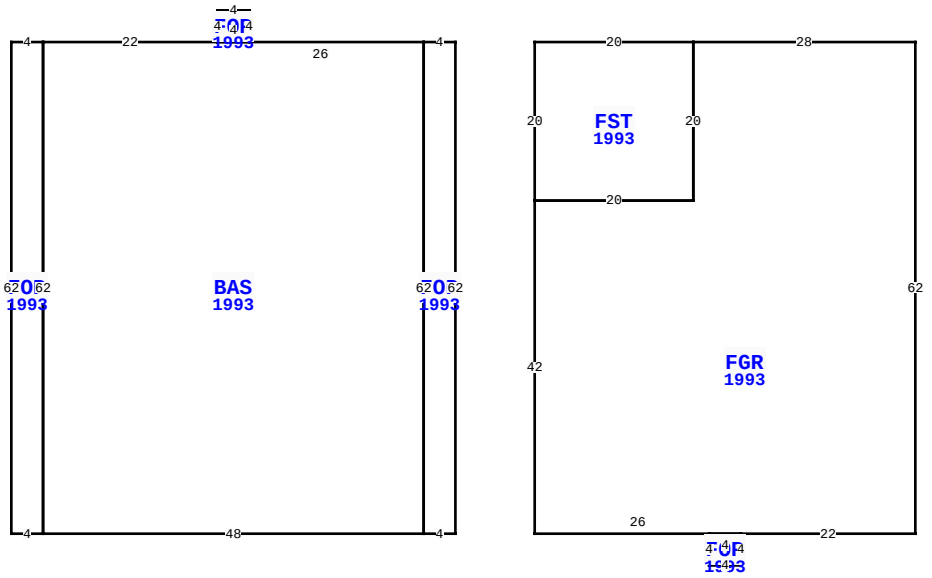
NEIGHBORHOOD/LOC 122.200 1.40/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,976 | 100 | 1993 | 2,976 | 407,372 |
| FGR | 2,576 | 50 | 1993 | 1,288 | 176,309 |
| FOP | 16 | 30 | 1993 | 5 | 684 |
| FOP | 16 | 30 | 1993 | 5 | 684 |
| FOP | 248 | 30 | 1993 | 74 | 10,130 |
| FOP | 248 | 30 | 1993 | 74 | 10,130 |
| FST | 400 | 55 | 1993 | 220 | 30,115 |
| TOTALS | 6,480 | | | 4,642 | 635,424 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 4,642 | 155.3500 | 206.62 | 959,130 | 1989 | 1996 | 0 | 0 | 0 | 33.75 | 66.25 |

1 SINGLE FAM 100% - 2004 Heated Area: 2976 HX Base Yr 2004




92 ROYSTER DR, CRAWFORDVILLE

| | | | | | |
|---|---|---|---|---|---|
| BLD DATE | 11/15/2018 | MMTP | LGL DATE | 11/15/2018 | MMTP |
| XF DATE | 11/15/2018 | MMTP | LAND DATE | | |
| INC DATE | | | AG DATE | | |

## WAKULLA COUNTY PROPERTY



VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 635,424 |
| TOTAL MARKET OB/XF VALUE | | 40,094 |
| TOTAL LAND VALUE - MARKET | | 120,000 |
| TOTAL MARKET VALUE | | 795,518 |
| SOH/AGL Deduction | | 297,338 |
| ASSESSED VALUE | | 498,180 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 448,180 |
| TOTAL JUST VALUE | | 795,518 |
| NCON VALUE | | 3,298 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 759,716 |

INCR EYB 1994-1996 HVAC OB23-485 CC 9/21/2023
MM 5YR CK, DEMO/PU XFOBS 4/14/23
5 YR PRCL CHK DEL XFOB LN 18,19
20-27

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| OB23-000485 | HVAC CHANGE OUT-C | | 09/21/2023 |
| 2014535 | DOCKS/SEAWALL | 0 | 06/26/2014 |
| 2009494 | HVAC CHG OUT | 0 | 06/12/2009 |
| 024693 | BLDG | 0 | 02/15/1999 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0470/0563 | 1/10/2003 | QC | U | I | | 100 |
| GRANTOR: CONIGLIO MICHAEL J & | | | | | | |
| GRANTEE: CONIGLIO MICHAEL J | | | | | | |
| 0470/0562 | 1/10/2003 | WD | Q | I | | 480,000 |
| GRANTOR: CONIGLIO MICHAEL J & | | | | | | |
| GRANTEE: CONIGLIO MICHAEL J | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FOP=[YR=1993] W4 S62 BAS=[YR=1993] N62 W26 FOP=[YR=1993] E4 N4 W4 S4$ W22 S62 FOP=[YR=1993] N62 W4 S62 E4$ E48$ E4 PTR=E10 FGR=[YR=1993] E26 FOP=[YR=1993] W4 S4 E4 N4$ E22 N62 W28 S20 W20 FST=[YR=1993] E20 N20 W20 S20$ S42$ W10$ N62$.

## 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 | 0330 | BOAT SHED | 0 | 100 | 36 | 16 | 576.00 | SF | 15.00 | 15.00 | 100 | 2014 | 2014 | 3 | 62 | 5,357 | |
| 2 | 0872 | SEAWALL VI | 0 | 100 | 0 | 0 | 109.00 | LF | 38.00 | 38.00 | 100 | 2014 | 2014 | 3 | 62 | 2,568 | |
| 3 | 0350 | BOATDOCK A | 0 | 100 | 31 | 6 | 186.00 | SF | 26.40 | 26.40 | 100 | 2014 | 2014 | GD | 62 | 3,044 | |
| 4 | 0350 | BOATDOCK A | 0 | 100 | 31 | 6 | 186.00 | SF | 26.40 | 26.40 | 100 | 2014 | 2014 | GD | 62 | 3,044 | |
| 5 | 0371 | FLOATING D | 0 | 100 | 40 | 12 | 480.00 | SF | 20.00 | 20.00 | 100 | 2014 | 2014 | 3 | 62 | 5,952 | |
| 6 | 0335 | ALUMINUM W | 0 | 100 | 15 | 4 | 60.00 | SF | 17.00 | 17.00 | 100 | 2014 | 2014 | 3 | 62 | 632 | |
| 7 | 0007 | ELECTRIC L | 0 | 100 | 0 | 0 | 1.00 | UT | 7,500.00 | 7,500.00 | 100 | 2014 | 2014 | 3 | 62 | 4,650 | |
| 8 | 0740 | UNFINISH O | 0 | 100 | 14 | 14 | 196.00 | SF | 11.00 | 11.00 | 100 | 2012 | 2012 | 3 | 78 | 1,682 | |
| 9 | 0960 | SCREEN ROO | 0 | 100 | 14 | 14 | 196.00 | SF | 21.00 | 21.00 | 100 | 2014 | 2014 | 3 | 82 | 3,375 | |
| 10 | 0380 | BRICK PATI | 0 | 100 | 0 | 0 | 534.00 | SF | 3.00 | 3.00 | 100 | 2013 | 2013 | 3 | 100 | 1,602 | |

TOTAL OB/XF 31,906

## LAND DESCRIPTION

| 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 | 100 | | R1 | 100.00 | 121.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 120,000.00 | 120,000.00 | 120,000 | | | | | | | |

REVIEW DATE 04/14/2023 BY MMAW Total Acres: 0.28 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 06/24/2026 BY SYS

SHELL POINT HARBOR
LOT 26
OR 65 P 718 & OR 81 P 86

CONIGLIO MICHAEL J/CONIGLIO MARY J
92 ROYSTER DR
CRAWFORDVILLE, FL 32327

**2024**

**00-00-121-133-11965-026**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |
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| | | | |
|---|---|---|---|
| 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 |
|---|---|---|---|---|---|
| | | | | | |
| TOTALS | | | | | |

## MARKET ADJUSTMENTS

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|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

| | | | |
|---|---|---|---|
| BLD DATE | 11/15/2018 | MMTP | LGL DATE |
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## WAKULLA COUNTY PROPERTY

PAGE 2 of 2 — 3

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| NCON VALUE | | 3,298 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 759,716 |

PU CORR TRAV, PU XFOB LN 2-19, DEL XFOB LN
5 YR PRCL CH, PU FNDN & FRME, CORR EXW, FLOOR
PRTM 2009494-HVAC CHG OUT
CORRECT TRAVERSE AND EYB

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
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| GRANTEE: CONIGLIO MICHAEL J | | | | | | |
| 0470/0562 | 1/10/2003 | WD | Q | I | | 480,000 |
| GRANTOR: CONIGLIO MICHAEL J & | | | | | | |
| GRANTEE: CONIGLIO MICHAEL J | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 11 | 0380 | BRICK PATI | 0 | 100 | 20 | 9 | 180.00 | SF | 3.00 | 3.00 | 100 | 2013 | 2013 | 3 | 100 | 540 | |
| 12 | 0380 | BRICK PATI | 0 | 100 | 50 | 29 | 1,450.00 | SF | 3.00 | 3.00 | 100 | 2013 | 2013 | 3 | 100 | 4,350 | |
| 13 | 0605 | PORT VINYL | 0 | 100 | 6 | 4 | 24.00 | SF | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 52 | 0 | |
| 14 | 0605 | PORT VINYL | 0 | 100 | 6 | 4 | 24.00 | SF | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 52 | 0 | |
| 15 | 0605 | PORT VINYL | 0 | 100 | 5 | 5 | 25.00 | SF | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 52 | 0 | |
| 16 | 0605 | PORT VINYL | 0 | 100 | 3 | 2 | 6.00 | SF | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 52 | 0 | |
| 28 | 0125 | MTL/VYL AC | 0 | 100 | 0 | 0 | 128.00 | LF | 19.00 | 19.00 | 100 | 2024 | 2020 | AV | 89 | 2,164 | |
| 29 | 0380 | BRICK PATI | 0 | 100 | 0 | 0 | 378.00 | SF | 3.00 | 3.00 | 100 | 2024 | 2020 | AV | 100 | 1,134 | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |

## LAND DESCRIPTION

TOTAL OB/XF 8,188

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | | | | | | | |
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REVIEW DATE 04/14/2023 BY MMAW Total Acres: 0.28 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 06/24/2026 BY SYS