

SHELL POINT HARBOR LOT 25 & 27
7R 65 P 585 OR 106 P 532
OR 138 P 181 OR 265 P 591,594

HOLLENDER CHRIS D/BROWN MARSHA L
99 ROYSTER DR
CRAWFORDVILLE, FL 32327

2024

00-00-121-133-11965-027



ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	15	HARDTILE 50
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Bedrooms		4 100
Bathrooms		4 100
Story Height		0 100
Stories	2.	2. 100
Units		0 100
Condition Adj	13	GOOD 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0100	01	5,554	139.1500	185.07	1,027,879	2002	2002	0	0	50	26.25	50.00

1 SINGLE FAM 100% - 2023 Heated Area: 3884 HX Base Yr 2023

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE		513,940
TOTAL MARKET OB/XF VALUE		44,483
TOTAL LAND VALUE - MARKET		240,000
TOTAL MARKET VALUE		798,423
SOH/AGL Deduction		115,310
ASSESSED VALUE		683,113
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		633,113
TOTAL JUST VALUE		798,423
NCON VALUE		946
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		742,055

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	2002	1,620	149,907
DCK	336	10	2002	34	3,146
FGR	1,026	50	2002	513	47,471
FOP	233	30	2002	70	6,478
FOP	624	30	2002	187	17,304
FSP	336	55	2002	185	17,119
FST	1,238	55	2002	681	63,017
FUS	1,596	100	2002	1,596	147,686
OWH	144	100	2002	144	13,325
OWH	524	100	2002	524	48,489
TOTALS	7,677			5,554	513,940

BLD DATE	MMJTS	LGL DATE	INC DATE	AG DATE
01/07/2022	MMJTS			
05/24/2018	MMJT	05/24/2018		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB23-00051	FOUNDATION REPAIR		11/21/2023
18000257	MECH	0	06/27/2018
15000792	MECH-CC	0	08/25/2015
201423	DOCKS/SEAWALL	0	01/10/2014
027771	BT/SLIP	0	05/11/2001
027724	SFD	0	05/03/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1269/0140	5/31/2022	WD	Q	I	01	1,190,000

GRANTOR: NICHOLS J HOWARD & BA
GRANTEE: HOLLENDER CHRIS D &
0990/0195 1/12/2016 QC U I 30 100
GRANTOR: NICHOLS J HOWARD & BA
GRANTEE: NICHOLS J HOWARD &

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	0375	WOOD WALK	0	100	4	40	SF	15.00	15.00	100	1988	1988	3	20	480	
2	0005	ELEVATOR	0	100	0	0	UT	29,000.00	29,000.00	100	2002	2002	3	59	17,110	
3	0140	FIRE PLACE	0	100	0	0	UT	1,900.00	1,900.00	100	2002	2002	3	59	1,121	
4	0006	ELECTRIC L	0	100	0	0	UT	8,500.00	8,500.00	100	2002	2002	3	20	1,700	
5	0330	BOAT SHED	0	100	33	17	SF	15.00	15.00	100	2002	2002	3	20	1,683	
6	0380	BRICK PATI	0	100	0	0	SF	3.00	3.00	100	2002	2002	3	100	17,295	
7	0820	SEAWALL,WO	0	100	0	0	LF	34.00	34.00	100	2002	2002	3	20	680	
8	0375	WOOD WALK	0	100	40	4	SF	15.00	15.00	100	1988	1988	3	20	480	
9	0335	ALUMINUM W	0	100	12	3	SF	17.00	17.00	100	2013	2013	3	57	349	
11	0872	SEAWALL VI	0	100	0	0	LF	38.00	38.00	100	2014	2014	3	62	2,639	

EXTRA FEATURES																								
99 ROYSTER DR, CRAWFORDVILLE																								
TOTAL OB/XF 43,537																								
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		R1	100.00	117.00	1.00	LT		1.00	1.00	1.00	120,000.00	120,000.00	120,000							
2	000000	C	VAC RES	100		R1	0.00	0.00	1.00	LT		1.00	1.00	1.00	120,000.00	120,000.00	120,000							

BUILDING NOTES																
FSP=[YR=2002] W28 S12 E28 BAS=[YR=2002] W28 S19 W28 OWH=[YR=2002] E28 N19 FOP=[YR=2002] N12 W13 PTR=W25 FOP=[YR=2002] W52 S12 E52 FGR=[YR=2002] W28 S17 E3 S20 FST=[YR=2002] N20 W3 N17 W24 L4 D4 S36 D4 R4 E8 R4 U4 E18 N3 W3\$ E11 S3 E3 S1 E8 N1 E3 N40\$ N12\$ E25\$ S5 W11 S7 E24\$ W24 L4 D4 S15\$ S5 W2 S6 E2 S10 D4 R4 E8 R4 U4 N6 E14 N9 E4 OWH=[YR=2002] W4 S9 W14 S6 E18 N15\$ S12 E8 S3 E3 S1 E8 N1 E3 N10 E2 N6 W2 N24\$ PTR=E40 FUS=[YR=2002] S19 W28 S21 D4 R4 E8 R4 U4 N6 E14 N9 E4 S12 E8 S3 E3 S1 E8 N1 E3 N40 W28\$ DCK=[YR=2002] E28 N12 W28 S12\$ W40\$ N12\$.																

LAND DESCRIPTION																								
TOTAL OB/XF 43,537																								
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		R1	100.00	117.00	1.00	LT		1.00	1.00	1.00	120,000.00	120,000.00	120,000							
2	000000	C	VAC RES	100		R1	0.00	0.00	1.00	LT		1.00	1.00	1.00	120,000.00	120,000.00	120,000							

