

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 BY | | STANDARD |
|---------------------------|-----------|----------|
| 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 |

| QUALITY | DOR CODE | MAP NUM | NEIGHBORHOOD/LOC |
|------------|--------------------|---------------|------------------|
| 03 AVERAGE | 0100 SINGLE FAMILY | 4 MKT AREA 06 | 122.200 1.40/ |

| 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 | XF DATE | INC DATE | MMJTS | LGL DATE | LAND DATE | AG DATE |
|------------|------------|----------|-------|----------|------------|---------|
| 01/07/2022 | 05/24/2018 | | MMJTS | | 05/24/2018 | MMJT |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|-------------|-------------------|-----|------------|
| OBN23-00051 | 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 | | | 15.00 | 100 | 1988 | 1988 | 3 | 20 | 480 | |
| 2 | 0005 | ELEVATOR | 0 | 100 | 0 | 0 | | | 29,000.00 | 100 | 2002 | 2002 | 3 | 59 | 17,110 | |
| 3 | 0140 | FIRE PLACE | 0 | 100 | 0 | 0 | | | 1,900.00 | 100 | 2002 | 2002 | 3 | 59 | 1,121 | |
| 4 | 0006 | ELECTRIC L | 0 | 100 | 0 | 0 | | | 8,500.00 | 100 | 2002 | 2002 | 3 | 20 | 1,700 | |
| 5 | 0330 | BOAT SHED | 0 | 100 | 33 | 17 | | | 15.00 | 100 | 2002 | 2002 | 3 | 20 | 1,683 | |
| 6 | 0380 | BRICK PATI | 0 | 100 | 0 | 0 | | | 3.00 | 100 | 2002 | 2002 | 3 | 100 | 17,295 | |
| 7 | 0820 | SEAWALL,WO | 0 | 100 | 0 | 0 | | | 34.00 | 100 | 2002 | 2002 | 3 | 20 | 680 | |
| 8 | 0375 | WOOD WALK | 0 | 100 | 40 | 4 | | | 15.00 | 100 | 1988 | 1988 | 3 | 20 | 480 | |
| 9 | 0335 | ALUMINUM W | 0 | 100 | 12 | 3 | | | 17.00 | 100 | 2013 | 2013 | 3 | 57 | 349 | |
| 11 | 0872 | SEAWALL VI | 0 | 100 | 0 | 0 | | | 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 | | | | | | | |

