

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	04	PILE WOOD 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	15	HARDTILE 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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,115	130.0000	172.90	365,684	1994	1998	0	0	0	25.00	75.00

1 SINGLE FAM 0% - 0 Heated Area: 1632 HX Base Yr

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 2	
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		274,263	
TOTAL MARKET OB/XF VALUE		20,409	
TOTAL LAND VALUE - MARKET		120,000	
TOTAL MARKET VALUE		414,672	
SOH/AGL Deduction		0	
ASSESSED VALUE		414,672	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		414,672	
TOTAL JUST VALUE		414,672	
NCON VALUE		272	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		393,083	
MM 5YR CK - EYB+4 FOR REROOF 1994-1998			
MM 5YR CK, CORR RCVR TO 01, DEMO/PU XFOBS 4/14/23			
14-16			
5 YR PRCL CH, PU XFOB LN 7-13, DEL XFOB LN			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
16000207	SEAWALL-CO	0	03/21/2016
2013283	DOCKS/SEAWALL-CO	0	05/10/2013
20101189	MECH	0	12/29/2010
22989	N/A	0	12/04/1997

NEIGHBORHOOD/LOC					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1994	1,248	161,834
DCK	216	10	1994	22	2,853
DCK	216	10	1994	22	2,853
DCK	478	10	1994	48	6,224
FOP	144	30	1994	43	5,576
FOP	144	30	1994	43	5,576
FUS	384	100	1994	384	49,796
PCP	1,108	10	1994	111	14,394
PST	48	15	1994	7	908
PST	56	15	1994	8	1,037
TOTALS	5,142			2,115	274,263

\*\* This building has 14 Sub-Areas  
 98 ROYSTER DR, CRAWFORDVILLE

BLD DATE	01/22/2018	MMSR	LGL DATE	
XF DATE	01/22/2018	MMSR	LAND DATE	01/22/2018
INC DATE			AG DATE	

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0860/0748	9/01/2011	WD Q	Q	I	01	335,000
GRANTOR: PALMER ROBERT A & LIN						
GRANTEE: SAINT DAVID L & RHO						
0332/0459	8/18/1998	WD Q	Q	I		215,000
GRANTOR:						
GRANTEE:						

EXTRA FEATURES																	
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	0210	CONCRETE D	0	0	55	25	1,375.00	SF	6.00	6.00	100	1993	1993	3	20	1,650	
3	0335	ALUMINUM W	0	0	4	17	68.00	SF	17.00	17.00	100	1995	1995	3	20	231	
4	0371	FLOATING D	0	0	36	11	396.00	SF	20.00	20.00	100	1995	1995	3	20	1,584	
6	0350	BOATDOCK A	0	0	32	6	192.00	SF	24.00	24.00	100	2013	2013	3	57	2,627	
9	0210	CONCRETE D	0	0	0	0	396.00	SF	6.00	6.00	100	2009	2009	3	39	927	
10	0211	CONCRETE W	0	0	17	4	68.00	SF	6.00	6.00	100	2017	2017	3	76	310	
11	0872	SEAWALL VI	0	0	0	0	104.00	LF	38.00	38.00	100	2017	2017	3	76	3,004	
12	0006	ELECTRIC L	0	0	0	0	1.00	UT	8,500.00	8,500.00	100	2017	2017	3	76	6,460	
13	0371	FLOATING D	0	0	22	10	220.00	SF	20.00	20.00	100	2017	2017	3	76	3,344	
23	0060	DECK WOOD	0	0	9	4	36.00	SF	5.00	5.00	100	2024	2020	AV	97	175	

BUILDING NOTES									

BUILDING DIMENSIONS									
PST=[YR=1994] W12 PCP=[YR=1994] W36 PST=[YR=1994] W12 S28 E18 N10 W6 N18 \$ S18 E6 S18 E30 N8 W8 N10 E8 N18\$ S18 W8 S10 E20 N28\$ PTR= E10 DCK=[YR=1994] S12 PST=[YR=1994] S8 E6 N8 W6 \$ E6 S2 E23 PST=[YR=1994] S6 E7 N8 W7 S2\$ N2 E7 N12 W36\$ W10\$ PTR=N20 BAS=[YR=1994] N28 W12 S2 DCK=[YR=1994] W36 S10 E6 N6 E24 S6 E6 N10\$ S10 W6 UOP=[YR=1994] N6 W24 S6 E24\$ W30 N12 W12 S28 E17 DCK=[YR=1994] S12 E28 N6 E4 N6 W6 S6 W24 N6 W2\$ E2 UOP=[YR=1994] S6 E24 N6 W24\$ E41\$ PTR=E10 FOP=[YR=1994] E24 N6 W24 FUS=[YR=1994] E24 N16 FOP=[YR=1994] N6 W24 S6 E24\$ W24 S16\$ S6\$ W10\$ S20\$.									

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	DPHT 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	121.00	1.00	LT		1.00	1.00	1.00	120,000.00	120,000.00	120,000							

SHELL POINT HARBOR  
 LOT 28  
 OR 91 P 543 & OR 97 P 35

SAINT DAVID L/SAINT RHONDA C  
 8025 LANTERN LANE  
 TALLAHASSEE, FL 32312

2024

00-00-121-133-11965-028



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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																																																																																																																																																										