

SHELL POINT HARBOR LOT 32
OR 65 P 477 OR 68 P 93
OR 118 P 981 OR 262 P 68

LIPFORD PARKE E/LIPFORD TINA M
112 ROYSTER DR
CRAWFORDVILLE, FL 32327

2024

00-00-121-133-11965-032

ELEMENT	CD	CONSTRUCTION
Foundation	05	PILE CONCR 100
Frame	02	WOOD FRAME 100
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	VYL PLANK 50
Interior Floo	11	CLAY TILE 50
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Bedrooms		3 100
Bathrooms		3 100
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
1	SINGLE FAM	100% - 2023									
Heated Area: 3152											

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			359,838
TOTAL MARKET OB/XF VALUE			21,722
TOTAL LAND VALUE - MARKET			120,000
TOTAL MARKET VALUE			501,560
SOH/AGL Deduction			114,831
ASSESSED VALUE			386,729
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			336,729
TOTAL JUST VALUE			501,560
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			488,508

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	2,288	100	1998	2,288	201,004
DCK	347	10	1998	35	3,075
FOP	438	30	1998	131	11,509
FOP	431	30	2004	129	11,333
FSP	297	55	2004	163	14,319
GOF	864	125	2010	1,080	94,879
PCP	2,704	10	1998	270	23,720
TOTALS	7,369			4,096	359,838

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	0005	ELEVATOR	0	100	0	0		1.00	UT 29,000.00	29,000.00	100	1997	1997	3	54	15,660
2	0872	SEAWALL VI	0	100	0	0		100.00	LF 38.00	38.00	100	2007	2007	3	30	1,140
3	0371	FLOATING D	0	100	24	10		240.00	SF 20.00	20.00	100	1991	1991	3	20	960
4	0375	WOOD WALK	0	100	14	4		56.00	SF 15.00	15.00	100	1991	1991	3	20	168
5	0210	CONCRETE D	0	100	52	32		1,664.00	SF 6.00	6.00	100	1997	1997	3	20	1,997
6	0375	WOOD WALK	0	100	100	2		200.00	SF 15.00	15.00	100	2008	2008	3	34	1,020
7	0131	FIRE PLACE	0	100	0	0		1.00	UT 700.00	700.00	100	2010	2010	3	74	518
8	0211	CONCRETE W	0	100	36	4		144.00	SF 6.00	6.00	100	2007	2007	3	30	259

2023 AMENDED TRIM AFTER CHANGES BY EB			
PORT FROM LEON - LIPFORD			
2022 HX CARD RTND H2 NOTC COA MADE			
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PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081045	HVAC CHG OUT	0	12/18/2008
2007251	VYN SEAWALL	0	02/23/2007
2005522	HAND RAIL	0	04/15/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1246/0597	1/10/2022	WD Q	Q	I	01	560,000
GRANTOR: LEE JAMES M JR & SOND						
GRANTEE: LIPFORD PARKE E & T						
0957/0284	12/10/2014	WD Q	Q	I	01	440,000
GRANTOR: MORGAN ROBERT M & LOU						
GRANTEE: LEE JAMES M JR & SO						

BUILDING NOTES											
<p>112 ROYSTER DR, CRAWFORDVILLE</p>											

BUILDING DIMENSIONS											
<p>FOP=[YR=2004] W52 PTR=W15 PCP=[YR=1998] W52 S52 E52 N52\$ E15\$ S4 D3 L3 S1 FOP=[YR=1998] S47 E58 N47 W3 S44 W52 N44 BAS=[YR=1998] S44 E52 N44 W52\$ W3\$ E58 N1 U3 L3 N4 \$ PTR =E15S1 DCK=[YR=1998] S31 E13 N23 FSP=[YR=2004] S11 E27 GOF=[YR=2010] W27 S32 E27 N32\$ N11 W27\$ W7 N8 W6\$ N1 W15\$.</p>											

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	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	120.00	1.00	LT		1.00	1.00	1.00	120,000.00	120,000.00	120,000							