

SHELL POINT HARBOR
 LOT 41 OR 65 P 472
 OR 106 P 516 OR 132 P 957

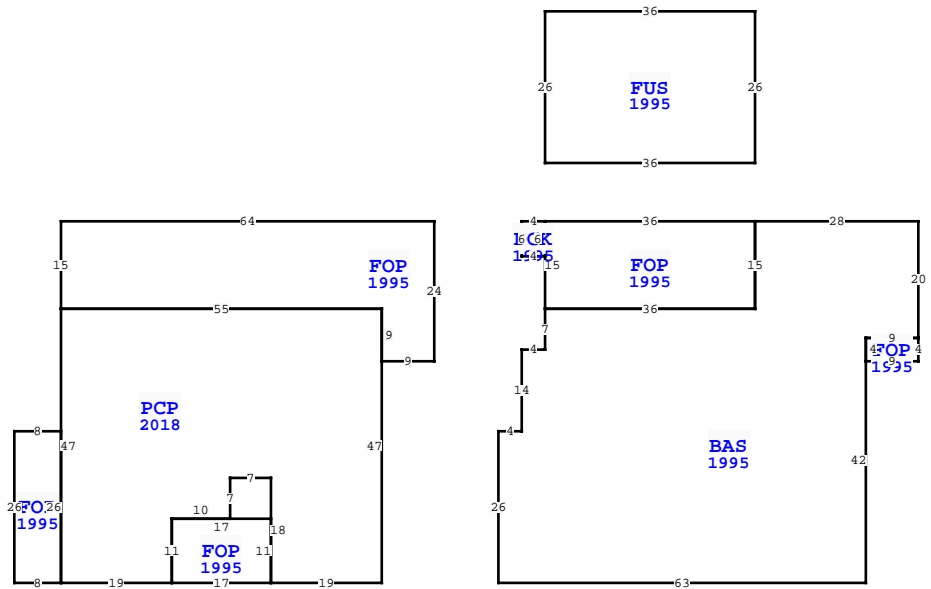
RONG FRANK
 145 ROYSTER DR
 CRAWFORDVILLE, FL 32327

2024

00-00-121-133-11965-041

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
05	PILE CONCR 100				
02	WOOD FRAME 100				
16	WD FR STUC 100				
03	GABLE/HIP 100				
08	CLAY TILE 100				
05	DRYWALL 100				
12	HARDWOOD 50				
14	CARPET 50				
13	HEAT PUMP 100				
13	HEAT PUMP 100				
4	100				
3.5	100				
1.5	1.5 100				
07	GOOD				
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	3,314	100	1995	3,314	583,710
DCK	24	10	1995	2	353
FOP	36	30	1995	11	1,937
FOP	187	30	1995	56	9,863
FOP	208	30	1995	62	10,920
FOP	540	30	1995	162	28,534
FOP	1,041	30	1995	312	54,954
FUS	936	100	1995	936	164,862
PCP	2,349	10	2018	235	41,392
TOTALS	8,635			5,090	896,525

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	5,090	158.1250	210.31	1,070,478	1995	2010	0	0	16.25	83.75
1 SINGLE FAM 100% - 2024 Heated Area: 4250 HX Base Yr 2024											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		896,525	
TOTAL MARKET OB/XF VALUE		23,688	
TOTAL LAND VALUE - MARKET		120,000	
TOTAL MARKET VALUE		1,040,213	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,040,213	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		990,213	
TOTAL JUST VALUE		1,040,213	
NCON VALUE		1,600	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		821,379	
PU XFOBS			
DENIAL - NO SOH TO PORT OVER PER LEON COUNTY			
REVIEWED SALE ON ZILLOW AND PU HOME IS 4 BDRM 3.5			
PU XFOB, CHG EYB TO 2005 - ED REVIEWED AND INCR			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB24-00016	BOAT LIFT AND BOA		04/05/2024
B23-000880	REMODEL 3 BATHROO		08/08/2023
18001256	DEMO GARAGE-CO	0	11/28/2018
18001001	DEMO-CO	0	10/18/2018
2009653	REPAIR SEAWALL	0	07/31/2009
18833	N/A	0	08/25/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1206/0089	4/28/2021	WD	Q	I	01	830,000
GRANTOR: LEWIS RANDOLPH G						
GRANTEE: RONG FRANK						
0663/0155	6/23/2006	QC	Q	I	01	100
GRANTOR: CLYATT W JAMES & GAIL						
GRANTEE: RANDOLPH G LEWIS &						

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	1.00	UT	29,000.00	29,000.00	100	1995	1995	3	52	15,080	
2	0380	BRICK PATI	0	100	64	22	SF	3.00	3.00	100	2002	2002	3	100	4,224	
3	0371	FLOATING D	0	100	45	10	SF	20.00	20.00	100	1995	1995	3	20	1,800	
4	0211	CONCRETE W	0	100	30	4	SF	6.00	6.00	100	1995	1995	3	20	144	
5	0850	SEAWALL CO	0	100	0	0	LF	42.00	42.00	100	1995	1995	3	20	840	
14	0060	DECK WOOD	0	100	16	20	SF	5.00	5.00	100	2024	2023		100	1,600	

TOTAL OB/XF											
BLD DATE	01/10/2019	MMSR	LGL DATE	01/10/2019	MMSR						
XF DATE	01/10/2019	MMSR	LAND DATE	01/10/2019	MMSR						
INC DATE			AG DATE								
145 ROYSTER DR, CRAWFORDVILLE											
23,688											

BUILDING NOTES											
BAS=[YR=1995] W28 S15 W36 FOP=[YR=1995] E36 N15 W36											
DCK=[YR=1995] W4 S6 E4 N6\$ PTR=N10 FUS=[YR=1995] E36 N26 W36											
S26\$ S10\$ S15\$ S7 W4 S14 W4 S26 PTR=W20 PCP=[YR=2018] N47 W55											
FOP=[YR=1995] E55 S9 E9 N24 W64 S15\$ S47 FOP=[YR=1995] N26 W8											
S26 E8\$ E19 FOP=[YR=1995] E17 N11 W17 S11\$ N11 E10 N7 E7 S18											
E19\$ E20\$ E63 N42 E9 FOP=[YR=1995] W9 S4 E9 N4\$ N20\$.											

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	DPH 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	113.00	1.00	LT		1.00	1.00	1.00	120,000.00	120,000.00	120,000							