SHELL POINT HARBOR LOT 45
OR 65 P 840 OR 106 P 516
OR 132 P 958 OR 226 P 271

GUNBAY ALISON B/GETMAN MICHAEL
155 ROYSTER DR
CRAWFORDVILLE, FL 32327

2024

00-00-121-133-11965-045

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Foundation	05	PILE CONCR 100
Frame	02	WOOD FRAME 100
Exterior Wall	17	CB STUCCO 50
Exterior Wall	21	STONE 50
Roof Structur	06	MANSARD 100
Roof Cover	13	GALVALUM 100
Interior Wall	03	PLASTER 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		4 100
Story Height		0 100
Stories	2.	2. 100
Units		0 100
Quality	03	AVERAGE
DOR CODE	0100	SINGLE FAMILY

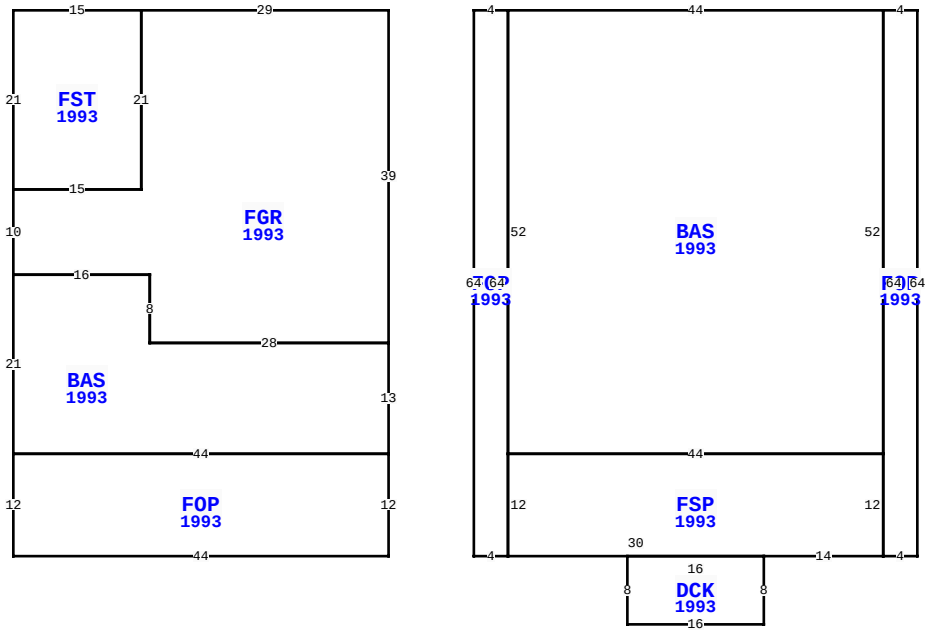
MAP NUM 4 MKT AREA 06
NEIGHBORHOOD/LOC 122.200 1.40/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	700	100	1993	700	91,499
BAS	2,288	100	1993	2,288	299,070
DCK	128	10	1993	13	1,699
FGR	1,273	50	1993	636	83,133
FOP	256	30	1993	77	10,065
FOP	256	30	1993	77	10,065
FOP	528	30	1993	158	20,653
FSP	528	55	1993	290	37,906
FST	315	55	1993	173	22,613
TOTALS	6,272			4,412	576,703

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,412	156.0000	207.48	915,402	1981	1986	0	0	0	37.00	63.00

1 SINGLE FAM 100% - 2018 Heated Area: 2988 HX Base Yr 2018



155 ROYSTER DR, CRAWFORDVILLE

BLD DATE	05/24/2018	MMTP	LGL DATE	
XF DATE	05/24/2018	MMTP	LAND DATE	05/24/2018 MMTP
INC DATE			AG DATE	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		576,703
TOTAL MARKET OB/XF VALUE		23,844
TOTAL LAND VALUE - MARKET		126,000
TOTAL MARKET VALUE		726,547
SOH/AGL Deduction		194,932
ASSESSED VALUE		531,615
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		481,615
TOTAL JUST VALUE		726,547
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		644,684

FR PRMT CK CHG FLOORING & BEDS 1/5/2024
5 YR PRCL CHK CHG RCVR PU XFOB LN 14
ADD HX FOR 2018
MARRIAGE OR 1060 P 748 MICHAEL C GETMAN

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23-000055	REPLACE 8 DOORS-C		01/20/2023
21000199	WINDOWS-CC	0	04/28/2021
19000341	HVAC CO	0	03/21/2019
17000144	REROOF-CO	0	02/02/2017
024680	BLDG	0	02/11/1999
020430	N/A	0	12/13/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1131/0262	11/08/2019	QC	U	I	30	100
GRANTOR: GUNBAY ALISON B						
GRANTEE: GUNBAY ALISON B & G						
1014/0382	10/14/2016	WD	Q	I	01	470,000
GRANTOR: MORGAN PAMELA O K& KI						
GRANTEE: GUNBAY ALISON B						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W4 S64 FSP=[YR=1993] N12 W44 S12 FOP=[YR=1993] N64 BAS=[YR=1993] S52 E44 N52 W44$ W4 S64 PTR=W10 FOP=[YR=1993] N12 W44 BAS=[YR=1993] E44 N13 W28 N8 W16 FGR=[YR=1993] E16 S8 E28 N39 W29 S21 W15 FST=[YR=1993] E15 N21 W15 S21$ S10$ S21$ S12 E44$ E10$ E4$ E30 DCK=[YR=1993] W16 S8 E16 N8$ E14$ E4 N64$.

EXTRA FEATURES

LN	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	0371	FLOATING D	0	100	42	5	210.00	SF	20.00	20.00	100	1981	1981	3	20	840	
2	0371	FLOATING D	0	100	27	7	189.00	SF	20.00	20.00	100	1981	1981	3	20	756	
3	0371	FLOATING D	0	100	42	5	210.00	SF	20.00	20.00	100	1981	1981	3	20	840	
4	0350	BOATDOCK A	0	100	10	5	50.00	SF	26.40	26.40	100	1981	1981	GD	20	264	
5	0210	CONCRETE D	0	100	70	33	2,310.00	SF	6.00	6.00	100	1981	1981	3	20	2,772	
6	0007	ELECTRIC L	0	100	0	0	1.00	UT	7,500.00	7,500.00	100	2000	2000	3	20	1,500	
7	0130	FIRE PLACE	0	100	0	0	1.00	UT	1,300.00	1,300.00	100	2000	2000	3	57	741	
8	0740	UNFINISH O	0	100	0	0	192.00	SF	11.00	11.00	100	2004	2004	3	62	1,309	
9	0740	UNFINISH O	0	100	0	0	192.00	SF	11.00	11.00	100	2004	2004	3	62	1,309	
10	0850	SEAWALL CO	0	100	0	0	370.00	LF	42.00	42.00	100	1998	1998	3	20	3,108	

LAND DESCRIPTION

TOTAL OB/XF 13,439

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	256.00	97.00	1.00	LT		1.00	1.00	1.05	120,000.00	126,000.00	126,000							

REVIEW DATE 01/05/2024 BY Nwatts Total Acres: 0.57 Total Land Value: 126,000 Market: 0 Agricultural: 0 Common: 126,000 PRINTED 04/01/2026 BY SYS

SHELL POINT HARBOR LOT 45
OR 65 P 840 OR 106 P 516
OR 132 P 958 OR 226 P 271

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2024

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE	05/24/2018 MMTP	LGL DATE	
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WAKULLA COUNTY PROPERTY

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BASE TAXABLE VALUE		481,615
TOTAL JUST VALUE		726,547
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		644,684

JAMES L KIRK II DOD 12-17-2012 OR 1014 P 379
10-13, DEL XFOB LN 14 & 16, CHG LAND CODE
2-4, PU DIMENS XFOB LN 4 & 7, PU XFOB LN
BATHS, BLDG TYPE, CORR CODES & DIMENS XFOB LN

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1131/0262	11/08/2019	QC	U	I	30	100
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1014/0382	10/14/2016	WD	Q	I	01	470,000
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BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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
11	0335	ALUMINUM W	0	100	15	2	30.00	SF	17.00	17.00	100	2012	2012	3	52	265	
12	0009	DUMBWAITER	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2019	2019	3	92	9,200	
13	0375	WOOD WALK	0	100	15	3	45.00	SF	15.00	15.00	100	2021	2021	3	93	628	
16	0211	CONCRETE W	0	100	65	4	260.00	SF	6.00	6.00	100	1981	1981	3	20	312	

LAND DESCRIPTION

TOTAL OB/XF 10,405

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/05/2024 BY Nwatts Total Acres: 0.57 Total Land Value: 126,000 Market: 0 Agricultural: 0 Common: 126,000 PRINTED 04/01/2026 BY SYS