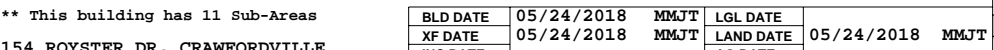




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	04	PILE WOOD 100
Frame	02	WOOD FRAME 100
Exterior Wall	08	WD ON PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	10	LAMINATED 50
Interior Floo	11	CLAY TILE 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2.5 100
Story Height		0 100
Stories	1.	1. 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		561,260	1979	1983	0	0	40.00	60.00
Heated Area: 2400 HX Base Yr 2023											



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	2,400	100	1993	2,400	239,400
DCK	208	10	1993	21	2,095
DCK	242	10	1993	24	2,394
DCK	32	10	2007	3	299
DCK	132	10	2007	13	1,297
FOP	56	30	1993	17	1,696
FOP	492	30	1993	148	14,763
FOP	230	30	1994	69	6,883
FOP	144	30	2007	43	4,289
FWS	920	45	1980	414	41,297
TOTALS	7,092			3,376	336,756

** This building has 11 Sub-Areas
 154 ROYSTER DR, CRAWFORDVILLE

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

WAKULLA COUNTY PROPERTY				PAGE 1 of 2				3
VALUATION SUMMARY				STANDARD				
VALUATION BY		Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE				336,756				
TOTAL MARKET OB/XF VALUE				45,900				
TOTAL LAND VALUE - MARKET				126,000				
TOTAL MARKET VALUE				508,656				
SOH/AGL Deduction				29,990				
ASSESSED VALUE				478,666				
TOTAL EXEMPTION VALUE				HX HB 50,000				
BASE TAXABLE VALUE				428,666				
TOTAL JUST VALUE				508,656				
INCON VALUE				2,022				
INCOME VALUE								
PREVIOUS YEAR MKT VALUE				462,761				
MICHAEL & RENEE LEBEN - PORT TO MARTIN COUNTY								
INCR EYB+4 RE-ROOF MM 4/14/23								
5 YR CH MM 4/14/23 PU XFOBS, CHG BATH, RCVR, & INT								
ADD HX FOR 2021- LEBEN								
PERMIT NUM	DESCRIPTION	AMT	ISSUED					
19000589	ROOF OVER-CO	0	01/02/2020					
2011672	DOCKS/SEAWALL	0	09/28/2011					
2008816	REPLACE PILINGS	0	09/22/2008					
2007747	ELEVATOR	0	05/18/2007					
20061928	EXTEND DCK/STAIRS	0	12/04/2006					
2006402	MECHANICAL RESIDE	0	03/03/2006					

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1295/0396	12/02/2022	WD	U	I	30	570,000
GRANTOR: LEBEN MICHAEL E & REN						
GRANTEE: LEBEN TYLER S						
1149/0317	4/29/2020	QC	U	I	11	100
GRANTOR: WELLS JERRY F & DIANA						
GRANTEE: LEBEN MICHAEL E & R						

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	100	0	0	4,000.00	SF	6.00	6.00	100	1980	1980	3	20	4,800	
2	0375	WOOD WALK	0	100	30	4	120.00	SF	15.00	15.00	100	1980	1980	3	20	360	
3	0840	SEAWALL RI	0	100	0	0	220.00	LF	38.00	38.00	100	1980	1980	3	20	1,672	
4	0130	FIRE PLACE	0	100	0	0	1.00	UT	1,300.00	1,300.00	100	2000	2000	3	57	741	
5	0005	ELEVATOR	0	100	0	0	1.00	UT	29,000.00	29,000.00	100	2007	2007	3	68	19,720	
6	0007	ELECTRIC L	0	100	0	0	1.00	UT	7,500.00	7,500.00	100	2012	2012	3	52	3,900	
7	0330	BOAT SHED	0	100	28	14	392.00	SF	15.00	15.00	100	2012	2012	3	52	3,058	
8	0350	BOATDOCK A	0	100	32	6	192.00	SF	24.00	24.00	100	2012	2012	3	52	2,396	
9	0371	FLOATING D	0	100	32	6	192.00	SF	20.00	20.00	100	2012	2012	3	52	1,997	
10	0335	ALUMINUM W	0	100	16	3	48.00	SF	17.00	17.00	100	2012	2012	3	52	424	

BUILDING NOTES														
DCK=[YR=1993] W8 FOP=[YR=1993] W34 S26 W8 S32 DCK=[YR=2007] S22 E6 N22 W6\$ E6 S18 FOP=[YR=2007] S4 E36 N4 W36\$ E4 N22 W6 N28 E6 N22 E28 S22 E4 N26\$ S26 BAS=[YR=1993] W4 N22 W28 S22 W6 S28 E6 S22 E28 FOP=[YR=1993] E4 DCK=[YR=2007] S4 E8 N4 W8\$ N14 W4 S14\$ N14 E6 N13 DCK=[YR=1993] S13 W2 S14 E8 N14 E4 N13 W10\$ N23 W2\$ E2 FOP=[YR=1994] S23 E10 N23 W10\$ E6 N26\$ PTR= E35 FWS=[YR=1980] S46 E20 N46 PCP=[YR=1980] S46 W20 N12 W15 S12 E8 S22 E46 R5 U34 U34 L5 W19\$ W20\$ W35\$.														

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	211.00	135.00	1.00	LT		1.00	1.00	1.05	120,000.00	126,000.00	126,000							

SHELL POINT HARBOR
 LOT 46
 OR 65 P 598 & OR 106 P 523

LEBEN TYLER S
 154 ROYSTER DR
 CRAWFORDVILLE, FL 32327

2024

00-00-121-133-11965-046



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										WAKULLA COUNTY PROPERTY																																																																				
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11	0375	WOOD WALK	0 100	33	4	132.00	SF	15.00	15.00	100	1994	1994	3	20	396									
12	0371	FLOATING D	0 100	128	8	1,024.00	SF	20.00	20.00	100	1994	1994	3	20	4,096									
13	0211	CONCRETE W	0 100	52	3	156.00	SF	6.00	6.00	100	2008	2008	3	34	318									
20	0371	FLOATING D	0 100	8	6	48.00	SF	20.00	20.00	100	2024	2019	AV	85	816									
21	0213	CONCRETE P	0 100	0	0	201.00	SF	6.00	6.00	100	2024	2019	AV	100	1,206									
TOTAL OB/XF																6,832								
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
REVIEW DATE 04/14/2023 BY MMAK Total Acres: 0.65 Total Land Value: 126,000 Market: 0 Agricultural: 0 Common: 126,000 PRINTED 06/17/2026 BY SYS																								