

THE ISLAND CULB LOT 1
OR 76 P 280 & 334 OR 96 P 48
OR 134 P 505 OR 134 P 503

SHEETS CRAIG R/SHEETS CATHERINE A ETAL
242 HARBOUR POINT DR
CRAWFORDVILLE, FL 32327-4622

2024

00-00-121-156-11964-101



| ELEMENT | | CD | CONSTRUCTION | | |
|------------------|------------------|---------------|--------------|--------------|----------------------|
| Foundation | 05 | PILE CONCR | 100 | | |
| Frame | 02 | WOOD FRAME | 100 | | |
| Exterior Wall | 05 | HARDIE BRD | 50 | | |
| Exterior Wall | 11 | AVERAGE | 50 | | |
| Roof Structur | 03 | GABLE/HIP | 100 | | |
| Roof Cover | 12 | MODULAR MT | 100 | | |
| Interior Wall | 05 | DRYWALL | 100 | | |
| Interior Floo | 07 | VYL PLANK | 100 | | |
| Heating Type | 04 | AIR DUCTED | 100 | | |
| Air Condition | 03 | CENTRAL | 100 | | |
| Bedrooms | | | 4 | 100 | |
| Bathrooms | | | 3 | 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 | 000 | 1.00/ | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 1,536 | 100 | 2019 | 1,536 | 189,805 |
| DCK | 349 | 10 | 2020 | 35 | 4,325 |
| FOP | 1,344 | 30 | 2019 | 403 | 49,799 |
| FSP | 336 | 55 | 2019 | 185 | 22,860 |
| FUS | 1,344 | 100 | 2019 | 1,344 | 166,080 |
| PCP | 2,688 | 10 | 2019 | 269 | 33,241 |
| PST | 512 | 15 | 2020 | 77 | 9,515 |
| UOP | 861 | 20 | 2019 | 172 | 21,254 |
| TOTALS | 8,970 | | | 4,021 | 496,880 |

| 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: 2880 HX Base Yr 2023 | | | | | | | | | | | |

| WAKULLA COUNTY PROPERTY | | | | PAGE 1 of 2 | 3 |
|---|-------------|--------------|------------|-------------|---|
| VALUATION SUMMARY | | | | STANDARD | |
| VALUATION BY | | Tax Group: 3 | | Tax Dist: | |
| BUILDING MARKET VALUE | | | | 496,880 | |
| TOTAL MARKET OB/XF VALUE | | | | 28,495 | |
| TOTAL LAND VALUE - MARKET | | | | 135,000 | |
| TOTAL MARKET VALUE | | | | 660,375 | |
| SOH/AGL Deduction | | | | 0 | |
| ASSESSED VALUE | | | | 660,375 | |
| TOTAL EXEMPTION VALUE | | HX HB | | 50,000 | |
| BASE TAXABLE VALUE | | | | 610,375 | |
| TOTAL JUST VALUE | | | | 660,375 | |
| NCON VALUE | | | | 0 | |
| INCOME VALUE | | | | 0 | |
| PREVIOUS YEAR MKT VALUE | | | | 666,002 | |
| 5 YR PRCL CK, CHG TRAV, PU XFOB LN 11, 12 | | | | | |
| 5 YR PRCL CH, PU XFOB LN 4-10, PU NEW SFD | | | | | |
| COA PER USPS FORM 3547 | | | | | |
| 5 YR PRCL CHK PU XFOB LN 3 | | | | | |
| PERMIT NUM | DESCRIPTION | AMT | ISSUED | | |
| 19001489 | DOCK-CO | 0 | 12/05/2019 | | |
| 18000796 | SFD-CO | 0 | 08/23/2018 | | |
| 18213 | N/A | 0 | 02/23/1994 | | |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1378/0704 | 8/27/2024 | WD | U | I | 19 | 100 |
| GRANTOR: CRAIG R SHEETS REVOCA | | | | | | |
| GRANTEE: SHEETS CRAIG R REVO | | | | | | |
| 1166/0341 | 8/19/2020 | QC | U | V | 30 | 188,800 |
| GRANTOR: SHEETS CRAIG R TRUSTE | | | | | | |
| GRANTEE: SHEETS CRAIG R & CA | | | | | | |

| 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 | 0850 | SEAWALL CO | 0 | 100 | 0 | 372.00 | LF | 42.00 | 42.00 | 100 | 1996 | 1996 | 3 | 20 | 3,125 | |
| 2 | 0371 | FLOATING D | 0 | 100 | 32 | 320.00 | SF | 20.00 | 20.00 | 100 | 1997 | 1997 | 3 | 20 | 1,280 | |
| 3 | 0375 | WOOD WALK | 0 | 100 | 16 | 48.00 | SF | 15.00 | 15.00 | 100 | 2018 | 2018 | 3 | 80 | 576 | |
| 4 | 0210 | CONCRETE D | 0 | 100 | 32 | 160.00 | SF | 6.00 | 6.00 | 100 | 2019 | 2019 | 3 | 85 | 816 | |
| 5 | 0211 | CONCRETE W | 0 | 100 | 180 | 900.00 | SF | 6.00 | 6.00 | 100 | 2019 | 2019 | 3 | 85 | 4,590 | |
| 6 | 0140 | FIRE PLACE | 0 | 100 | 0 | 1.00 | UT | 1,900.00 | 1,900.00 | 100 | 2019 | 2019 | 3 | 92 | 1,748 | |
| 7 | 0375 | WOOD WALK | 0 | 100 | 15 | 60.00 | SF | 15.00 | 15.00 | 100 | 2019 | 2019 | 3 | 85 | 765 | |
| 8 | 0330 | BOAT SHED | 0 | 100 | 16 | 192.00 | SF | 15.00 | 15.00 | 100 | 2019 | 2019 | 3 | 85 | 2,448 | |
| 9 | 0330 | BOAT SHED | 0 | 100 | 14 | 140.00 | SF | 15.00 | 15.00 | 100 | 2019 | 2019 | 3 | 85 | 1,785 | |
| 10 | 0140 | FIRE PLACE | 0 | 100 | 0 | 1.00 | UT | 1,900.00 | 1,900.00 | 100 | 2019 | 2019 | 3 | 92 | 1,748 | |

| 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 | 000100 | C | SFR | 100 | | | 120.00 | 220.00 | 1.00 | LT | | 1.00 | 1.00 | 1.35 | 100,000.00 | 135,000.00 | 135,000 | | | | | | | |

