THE ISLAND CLUB
LOT 3
OR 76 P 280/334 & OR 96 P 56

SHELFER STEPHEN G JR/SHELFER LAURIE
18 GULF BREEZE CT
CRAWFORDVILLE, FL 32326-3402

2024

00-00-121-156-11964-103

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISCELLANEOUS	
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
TOTALS					

MARKET ADJUSTMENTS

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

HARBOUR POINT DR, CRAWFORDVILLE

BLD DATE		LGL DATE	
XF DATE	11/15/2018 MMTP	LAND DATE	11/15/2018 RTTP
INC DATE		AG DATE	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	5,143
TOTAL LAND VALUE - MARKET	155,000
TOTAL MARKET VALUE	160,143
SOH/AGL Deduction	0
ASSESSED VALUE	160,143
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	160,143
TOTAL JUST VALUE	160,143
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	158,498

5YR CK NC MM

2020 TRIM RETURNED UTF

2019 TRIM RET'D NSN UTF

5 YR PRCL CHK PU XFOB LN4

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1261/0332	4/19/2022	WD	Q	V	01	200,000
GRANTOR: SECO DE LUCENA						
GRANTEE: SHELFER STEPHEN B J						
0096/0056	4/01/1983	WD	U	V		75,000
GRANTOR:						
GRANTEE:						

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
1	0371	FLOATING D	0	0	20	10	200.00	SF	20.00	20.00	100	1986	1986	3	20	800	
2	0850	SEAWALL CO	0	0	100	0	100.00	LF	42.00	42.00	100	1984	1984	3	20	840	
3	0335	ALUMINUM W	0	0	14	3	42.00	SF	17.00	17.00	100	2009	2009	3	39	278	
4	0007	ELECTRIC L	0	0	0	0	1.00	UT	7,500.00	7,500.00	100	2010	2010	3	43	3,225	

LAND DESCRIPTION

TOTAL OB/XF 5,143

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	000000	C	VAC RES	0			100.00	173.00	1.00	LT		1.00	1.00	1.00	155,000.00	155,000.00	155,000							

REVIEW DATE 03/10/2023 BY MMLW Total Acres: 0.40 Total Land Value: 155,000 Market: 0 Agricultural: 0 Common: 155,000 PRINTED 04/22/2026 BY SYS