

THE ISLAND CLUB
 LOTS 5 & 6 W/ TWO FINGER PIER
 OR 76 P 280 & 334 & OR 96 P 46

GAUPIN THELMA G HEIRS OF
 C/O FRANCES C. LOWE PERS REP, 68 A FELI WAY
 CRAWFORDVILLE, FL 32327

2024

00-00-121-156-11964-105



ELEMENT		CD		CONSTRUCTION	
Foundation	05	PILE CONCR	100		
Frame	03	MASONRY	100		
Exterior Wall	17	CB STUCCO	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	08	CLAY TILE	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	19	MARBLE	70		
Interior Floor	14	CARPET	30		
Heating Type	04	AIR DUCTED	100		
Air Condition	03	CENTRAL	100		
Bedrooms		3	100		
Bathrooms		3	100		
Story Height		0	100		
Stories	1.	1.	100		
Units		0	100		
Quality	07	GOOD			
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	2,716	100	1993	2,716	336,036
DCK	240	10	1993	24	2,970
DCK	800	10	2023	80	9,898
FGR	2,960	50	1993	1,480	183,113
FOP	192	30	1993	58	7,176
FST	152	55	1993	84	10,393
TOTALS	7,060			4,442	549,585

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	0% - 0			858,727	1987	1987	0	0	36.00	64.00	Heated Area: 2716 HX Base Yr	
BLD DATE 11/15/2018 MMTP LGL DATE 11/15/2018 MMTP XF DATE 11/15/2018 MMTP LGL DATE 11/15/2018 MMTP INC DATE													

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY				STANDARD	
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				549,585	
TOTAL MARKET OB/XF VALUE				18,865	
TOTAL LAND VALUE - MARKET				150,000	
TOTAL MARKET VALUE				718,450	
SOH/AGL Deduction				0	
ASSESSED VALUE				718,450	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				718,450	
TOTAL JUST VALUE				718,450	
NCON VALUE				10,257	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				719,196	
MM 5YR CK PU EXT BALCONY, CORR XFOB DIMEN, PU XFOB					
COA PER PERS REP					
DC THELMA HARROD GORDON GAUPIN OR 1134 P 644					
5 YR PRCL CHK CHG QUAL					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
21191	N/A	0	07/17/1996		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0709/0304	3/05/2007	QC	Q	V	01	100
GRANTOR: MARSH HARBOR MARINA,						
GRANTEE: GAUPIN WILLIAM T &						
0157/0657	9/28/1989	QC	U	V		100
GRANTOR:						
GRANTEE:						

EXTRA FEATURES														224 HARBOUR POINT DR, CRAWFORDVILLE			
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	0250	ASPHALT AV	0	0	0	0	5,787.00	SF	2.00	2.00	100	1987	1987	3	20	2,315	
2	0005	ELEVATOR	0	0	0	0	1.00	UT	29,000.00	29,000.00	100	1987	1987	3	44	12,760	
3	0140	FIRE PLACE	0	0	0	0	1.00	UT	1,900.00	1,900.00	100	1987	1987	3	44	836	
4	0830	SEAWALL BL	0	0	0	0	55.00	LF	38.00	38.00	100	1987	1987	3	20	418	
5	0850	SEAWALL CO	0	0	42	0	42.00	LF	42.00	42.00	100	1984	1984	3	20	353	
6	0350	BOATDOCK A	0	0	45	6	270.00	SF	26.40	26.40	100	1996	1996	GD	20	1,426	
7	0211	CONCRETE W	0	0	27	5	135.00	SF	6.00	6.00	100	1993	1993	3	20	162	
8	0211	CONCRETE W	0	0	49	4	196.00	SF	6.00	6.00	100	1993	1993	3	20	235	
11	0210	CONCRETE D	0	0	30	10	300.00	SF	6.00	6.00	100	2024	1996	AV	20	360	
TOTAL OB/XF																18,865	

BUILDING NOTES													
BUILDING DIMENSIONS													
FGR=[YR=1993;ORIG=-88,40] N40 W74 S40 E74 \$													
BAS=[YR=1993;ORIG=0,0] W28 S9 W1 D4L3 U4L3 W7 D4L3 U4L3 W4 N9													
W26 S16 E8 S24 E3 S1 E8 N1 E28 S1 E12 N1 E8 S1 E8 N1 E3 N40 \$													
DCK=[YR=1993;ORIG=-52,0] S9 E4 D4R3 U4R3 E7 D4R3 U4R3 E1 N9													
W24 \$													
FOP=[YR=1993;ORIG=-70,40] N24 W8 S24 E8 \$													
FST=[YR=1993;ORIG=-162,0] E19 N8 W19 S8 \$													
PTR=[ORIG=-78,40] W10 E10 \$													
DCK=[YR=2023;ORIG=-160,50] E50 S16 W50 N16 \$													

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	000130	C	SFR WATER	0			0.00	0.00	2.00	LT		1.00	1.00	0.75	100,000.00	75,000.00	150,000							