

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	05	PILE CONCR 100
Frame	30	WOOD FRAME 100
Exterior Wall	02	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	11	CLAY TILE 30
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		4 100
Bathrooms		2.5 100
Story Height		0 100
Stories	2.5	2.5 100
Units		0 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,279	140.6000	133.57	304,406	1991	1991	0	0	0	32.00	68.00

1 SINGLE FAM 0% - 0 Heated Area: 1749 HX Base Yr

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 3 Tax Dist:	
BUILDING MARKET VALUE		206,996	
TOTAL MARKET OB/XF VALUE		45,958	
TOTAL LAND VALUE - MARKET		100,000	
TOTAL MARKET VALUE		352,954	
SOH/AGL Deduction		0	
ASSESSED VALUE		352,954	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		352,954	
TOTAL JUST VALUE		352,954	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		351,533	

5 YR PRCL CK, PU XFOB LN 10-12.  
 COA PER WAK TCO  
 5 YR PRCL CHK DEL XFOB LN 10  
 DEL XFOB LN 11

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000107	BOAT LIFT	0	02/13/2020
29264	PL-ENCL	0	07/22/2002
29175	POOL	0	06/25/2002

NEIGHBORHOOD/LOC					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	65	100	1993	65	5,904
BAS	1,056	100	1993	1,056	95,914
BAS	448	100	2009	448	40,691
DCK	42	10	1993	4	363
DCK	60	10	1993	6	545
FOP	48	30	1993	14	1,272
FOP	620	30	1993	186	16,894
FOP	652	30	1993	196	17,802
FUS	180	100	1993	180	16,349
PCP	1,024	10	1991	102	9,264
<b>TOTALS</b>	<b>4,303</b>			<b>2,279</b>	<b>206,996</b>

\*\* This building has 12 Sub-Areas  
 187 HARBOUR POINT DR, CRAWFORDVILLE

BLD DATE	06/18/2020	MMJTT	LGL DATE	
XF DATE	06/18/2020	MMJTT	LAND DATE	06/18/2020 MMJTT
INC DATE			AG DATE	

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1085/0517	9/06/2018	WD Q	Q	I	01	425,000

GRANTOR: ANDERSON LYNDA LEE  
 GRANTEE: SHIVER INVESTMENT P  
 0849/0810 2/27/2011 WD U I 30 100  
 GRANTOR: ANDERSON ROBERT GREGO  
 GRANTEE: ANDERSON LYNDA LEE

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	0	32	17	544.00	SF	6.00	6.00	100	1991	1991	3	20	653	
2	0371	FLOATING D	0	0	42	12	504.00	SF	20.00	20.00	100	1991	1991	3	20	2,016	
3	0375	WOOD WALK	0	0	4	16	504.00	SF	15.00	15.00	100	1991	1991	3	20	1,512	
4	0005	ELEVATOR	0	0	0	0	1.00	UT	29,000.00	29,000.00	100	2001	2001	3	58	16,820	
5	0815	SCREEN POO	0	0	30	20	600.00	SF	15.00	15.00	100	2002	2002	3	59	5,310	
6	0230	POOL, CONCR	0	0	21	10	210.00	SF	65.00	65.00	100	2002	2002	3	20	2,730	
7	0850	SEAWALL CO	0	0	97	0	97.00	LF	42.00	42.00	100	1988	1988	3	20	815	
8	0211	CONCRETE W	0	0	32	4	128.00	SF	6.00	6.00	100	2010	2010	3	43	330	
9	0131	FIRE PLACE	0	0	0	0	1.00	UT	700.00	700.00	100	2010	2010	3	74	518	
10	0006	ELECTRIC L	0	0	0	0	1.00	UT	8,500.00	8,500.00	100	2020	2020	3	89	7,565	

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=1993] W32 PTR=N10 E4 DCK=[YR=1993] E7 N6 FOP=[YR=1993] S6 E8 N6 DCK=[YR=1993] S6 E10 N6 W5 FUS=[YR=1993] N12 W15 S12 E15\$ W5\$ W8\$ W7 S6 \$ W4 S10\$ S33 E32 FOP=[YR=1993] W32 N25 W6 S33 E44 PTR=E30 PCP=[YR=1991] E32 N20 BAS=[YR=1993] S5 E13 N5 W13\$ N12 W32 PTR=N10 FOP=[YR=1993] E32 N14 E4 N8 W4 S4 BAS=[YR=2009] N14 W32 S14 E26 UST=[YR=1993] W5 S4 E5 N4\$ E6\$ W6 S4 W5 N4 W25 S8 E4 S10\$ S10\$ S17 PST=[YR=1993] N4 W13 S8 E9 N4 E4\$ S15\$ W30\$ N33 W6 S25\$ N33\$.												

LAND DESCRIPTION													TOTAL OB/XF												
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1	000131	C	SFR CANAL	0			97.00	97.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000								

THE ISLAND CLUB UNIT 2  
 LOT 12  
 OR 423 P 852 OR 514 P 609

SHIVER INVESTMENT PROPERTIES  
 112 EDGEWATER DR  
 TIFTON, GA 31793

2024

00-00-121-163-11964-113



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