

THE ISLAND CLUB UNIT 2
 LOT 14
 OR 227 P 09 OR 335 P 856

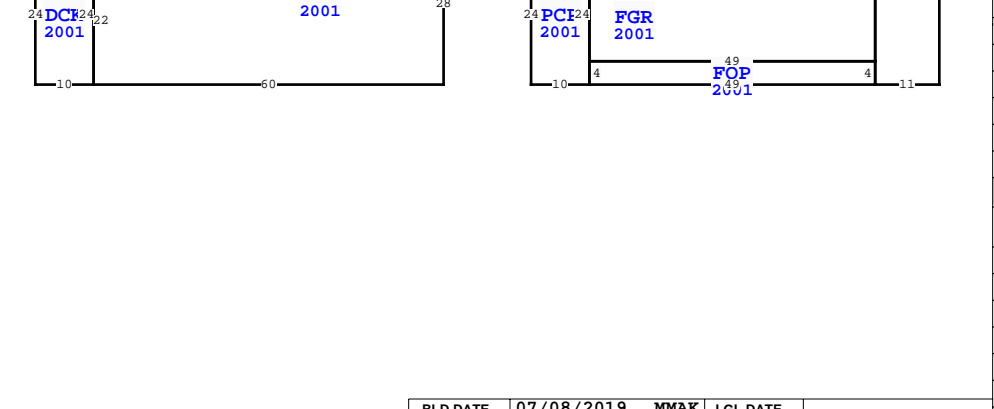
INMAN MELISSA ANN/INMAN JAMES T C
 181 HARBOUR POINT DR
 CRAWFORDVILLE, FL 32327

2024

00-00-121-163-11964-115

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	05	PILE CONCR 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Ceiling	04	Cathedral/Vault 40
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Bedrooms		3 100
Bathrooms		2 100
Story Height		9 100
Stories	2.	2. 100
Fireplace	01	FIREPLACE 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	3,269	181.3500	172.28	563,183	2001	2015	0	0	0	8.00	92.00		
1 SINGLE FAM 100% - 2024 Heated Area: 2281 HX Base Yr 2024														



QUALITY	DOR CODE	MAP NUM	NEIGHBORHOOD/LOC
03	0100	4	000
AVERAGE SINGLE FAMILY			
		MKT AREA	06
		1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	2001	1,620	256,766
DCK	240	10	2001	24	3,804
FGR	926	50	2001	463	73,385
FOP	196	30	2001	59	9,352
FOP	540	30	2001	162	25,676
FSP	120	55	2014	66	10,460
FUS	661	100	2001	661	104,767
PCP	240	10	2001	24	3,804
PCP	418	10	2001	42	6,657
UOP	740	20	2001	148	23,457
TOTALS	5,701			3,269	518,128

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	0375	WOOD WALK	0	100	4	15			60.00	SF	15.00	100	2001	2001	3	67	603	
2	0371	FLOATING D	0	100	40	11			440.00	SF	20.00	100	2001	2001	3	67	5,896	
3	0005	ELEVATOR	0	100	0	0			1.00	UT	29,000.00	29,000.00	100	2001	2001	3	84	24,360
5	0210	CONCRETE D	0	100	18	12			216.00	SF	6.00	100	2001	2001	3	67	868	
6	0850	SEAWALL CO	0	100	97	0			97.00	LF	42.00	100	1988	1988	3	20	815	
7	0211	CONCRETE W	0	100	18	4			72.00	SF	6.00	100	2001	2001	3	67	289	
8	0210	CONCRETE D	0	100	18	12			216.00	SF	6.00	100	2001	2001	3	67	868	
9	0371	FLOATING D	0	100	18	10			180.00	SF	22.00	100	2019	2019	GD	85	3,366	

LAND DESCRIPTION		TOTAL OB/XF 37,065																						
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			97.00	90.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE				518,128	
TOTAL MARKET OB/XF VALUE				37,065	
TOTAL LAND VALUE - MARKET				100,000	
TOTAL MARKET VALUE				655,193	
SOH/AGL Deduction				0	
ASSESSED VALUE				655,193	
TOTAL EXEMPTION VALUE		HX HB VX		55,000	
BASE TAXABLE VALUE				600,193	
TOTAL JUST VALUE				655,193	
NCON VALUE				0	
INCOME VALUE				0	
PREVIOUS YEAR MKT VALUE				451,291	
RMVD H4 - NEW PROPERTY OWNERS INMAN					
MCGILL - 2024 PORT OUT TO SUMTER COUNTY					
2023 TRIM TRND, COA					
5 YR PRCL CH, CHG RCVR, PU XFOB LN 9					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
16000644	BLDG	0	06/29/2016		
16000503	BLDG	0	06/16/2016		
027884	DOCK	0	06/19/2001		
027137	SFD	0	10/31/2000		
026810	HSE	0	07/24/2000		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1335/0418	10/20/2023	WD	Q	I	01	750,000
GRANTOR: MCGILL JAMES P						
GRANTEE: INMAN MELISSA ANN &						
0391/0624	10/12/2000	WD	U	V		100
GRANTOR: MCGILL JAMES P & OULD						
GRANTEE:						

BUILDING NOTES	

BUILDING DIMENSIONS	
FSP=[YR=2014] W12 S10 E12 BAS=[YR=2001] W12 N3 W22 S6 W10 S3 W16 FOP=[YR=2001] E16 N3 E10 N6 E22 N7 PTR=N5 E12 N5 FUS=[YR=2001] N13 W12 N9 W20 S9 W5 S13 E37\$ S5 W12 S5\$ W48 S16\$ S22 DCK=[YR=2001] N24 W10 S24 E10\$ E60 PTR=E15 PCP=[YR=2001] E10 FOP=[YR=2001] E49 PCP=[YR=2001] E11 N38 W11 UOP=[YR=2001] W49 S10 E12 S10 E25 N10 E12 N10\$ S38\$ N4 W49 FGR=[YR=2001] E49 N24 W12 S10 W25 N10 W12 S24\$ S4\$ N24 W10 S24\$ W15\$ N28\$ N10 \$.	