

GULF VIEW SHORES BLOCK D LOT 6  
 ALSO EASEMENT BOAT SLIP 6D  
 OR 943 P 255 OR 943 P 257 ESMT

TURNER JOHN STEVEN/TURNER LEIGH KITCHELL  
 1523 SHELL POINT RD  
 CRAWFORDVILLE, FL 32327-4611

2024

00-00-121-381-11968-D06



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	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	VYL PLANK 100
Ceiling	09	9 FT 100
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Units		0 100
Condition Adj	12	AVERAGE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,966	131.3000	124.74	245,239	2023	2023	0	0	0.00	100.00

1 SINGLE FAM 100% - 2024 Heated Area: 1588 HX Base Yr 2024

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	245,239		
TOTAL MARKET OB/XF VALUE	54,909		
TOTAL LAND VALUE - MARKET	120,000		
TOTAL MARKET VALUE	420,148		
SOH/AGL Deduction	59,862		
ASSESSED VALUE	360,286		
TOTAL EXEMPTION VALUE	HX HB 50,000		
BASE TAXABLE VALUE	310,286		
TOTAL JUST VALUE	420,148		
NCON VALUE	299,831		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	120,334		

Quality	03	AVERAGE
DOR CODE	0100	SINGLE FAMILY
MAP NUM	4	MKT AREA 06
NEIGHBORHOOD/LOC	381.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,588	100	2023	1,588	198,087
DCK	110	10	2023	11	1,372
DCK	650	10	2023	65	8,108
FOP	342	30	2023	103	12,848
PCP	1,988	10	2023	199	24,823
TOTALS	4,678			1,966	245,239

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	0072	VINYL FENC	0	100	0	40.00	LF	11.00	11.00	100	2016	2016	3	72	317	
3	0060	DECK WOOD	0	100	3	12.00	SF	5.00	5.00	100	2024	2023	AV	100	60	
4	0250	ASPHALT AV	0	100	30	750.00	SF	2.00	2.00	100	2024	2023	AV	100	1,500	
5	0250	ASPHALT AV	0	100	179	2,148.00	SF	2.00	2.00	100	2024	2023	AV	100	4,296	
6	0006	ELECTRIC L	0	100	0	1.00	UT	8,500.00	8,500.00	100	2024	2023	AV	100	8,500	
7	0335	ALUMINUM W	0	100	16	48.00	SF	17.00	17.00	100	2024	2023	AV	100	816	
8	0371	FLOATING D	0	100	15	105.00	SF	20.00	20.00	100	2024	2023	AV	100	2,100	
9	0157	GENERATOR	0	100	0	1.00	UT	8,900.00	8,900.00	100	2024	2023	AV	100	8,900	
10	0005	ELEVATOR	0	100	0	1.00	UT	29,000.00	29,000.00	100	2024	2023	AV	98	28,420	

NAME CLEAN UP, RMVD DUPLICATE FRM ADDRESS LINE.			
MM PU NCON & XFOBS			
2023 TRIM RETURNED COA			
COA PER NCOA REPORT			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23-000950	MEZZANINE-CC	0	09/05/2023
23000881	ELEVATOR-CO	0	08/08/2023
23000762	GENERATOR PRMT CC	0	06/12/2023
22001078	DOCK-CC	0	10/28/2022
22000280	SFD-CO	0	10/25/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1247/0433	1/14/2022	WD Q	Q	I	01	159,000

GRANTOR: JMS BUILDER-TALLAHASS  
 GRANTEE: TURNER JOHN STEVEN  
 0943/0255 5/29/2014 WD Q V 01 89,900  
 GRANTOR: GULF VIEW SHORES, LLC  
 GRANTEE: JMS BUILDER-TALLAHA

TOTAL OB/XF											
54,909											

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2023;ORIG=-50,-20] E24 S7 E6 S43 W30 N12 W5 N26 E5 N12 \$											
DCK=[YR=2023;ORIG=-55,-30] E5 S22 W5 N22 \$											
POP=[YR=2023;ORIG=-50,-30] E30 S17 W6 N7 W24 N10 \$											
PCP=[YR=2023;ORIG=0,-30] E34 S47 W4 S13 W30 N60 \$											
DCK=[YR=2023;ORIG=50,-20] E30 S17 W5 S5 E5 S13 W15 N25 W15 N10 \$											

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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			0.00	0.00	1.00	LT		1.00	1.00	1.00	120,000.00	120,000.00	120,000							

TOTAL OB/XF											
54,909											