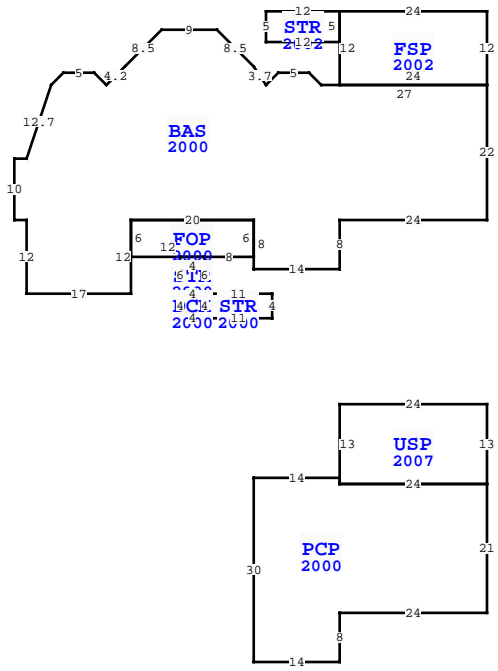




BUILDING CHARACTERISTICS	
ELEMENT	CD
Foundation	05 PILE CONCR 100
Frame	02 WOOD FRAME 100
Exterior Wall	30 VINYL 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 100
Heating Type	04 AIR DUCTED 100
Air Condition	03 CENTRAL 100
Bedrooms	3 100
Bathrooms	2 100
Story Height	0 100
Stories	1. 1. 100
Units	0 100
Quality	03 AVERAGE
DOR CODE	0100 SINGLE FAMILY
MAP NUM	5 MKT AREA 02
NEIGHBORHOOD/LOC	000 1.00/
AREA TYPE	TOTAL GROSS AREA
	PCT OF BASE
	YEAR
	TOT ADJ AREA
	SUBAREA MARKET VALUE
BAS	2,151 100 2000 2,151 228,151
DCK	16 10 2000 2 213
FOP	120 30 2000 36 3,818
FSP	288 55 2002 158 16,759
PCP	924 10 2000 92 9,758
STR	24 10 2000 2 213
STR	44 10 2000 4 424
STR	60 10 2002 6 637
USP	312 40 2007 125 13,259
TOTALS	3,939 2,576 273,230

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,576	145.0000	137.75	354,844	2000	2000	0	0	23.00	77.00	
1 SINGLE FAM 0% - 0 Heated Area: 2151 HX Base Yr												



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		273,230	
TOTAL MARKET OB/XF VALUE		7,326	
TOTAL LAND VALUE - MARKET		70,000	
TOTAL MARKET VALUE		350,556	
SOH/AGL Deduction		0	
ASSESSED VALUE		350,556	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		350,556	
TOTAL JUST VALUE		350,556	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		353,408	
COA PER OWNER			
5 YR PRCL CK, N/C			
CHG CODE & DIMENS XFOB LN 5, PU XFOB LN 9-11			
5 YR PRCL CH, PU CORR DIMENS XFOB LN 1 & 8,			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
28862	DOCK	0	04/04/2002
025496	HSE	0	08/05/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0844/0465	1/25/2011	QC	U	I	11	100
GRANTOR: SHUFF JOHN W III TRUST						
GRANTEE: SHUFF JOHN III & PE						
0746/0190	2/25/2008	QC	Q	I	02	100
GRANTOR: SHUFF JOHN W AKKA JOH						
GRANTEE: SHUFF JOHN W III TRU						

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	0	20	5			15.00	100	2000	2000	3	20	300	
2	0060	DECK WOOD	0	0	19	26			5.00	100	2000	2000	3	20	494	
3	0090	CHAINLINK	0	0	0	0			12.00	100	2002	2002	3	20	1,267	
4	0330	BOAT SHED	0	0	19	26			15.00	100	2000	2000	3	20	1,482	
5	0371	FLOATING D	0	0	39	3			20.00	100	2002	2002	3	20	468	
6	0375	WOOD WALK	0	0	18	3			15.00	100	2002	2002	3	20	162	
7	0210	CONCRETE D	0	0	24	23			6.00	100	2000	2000	3	20	662	
8	0211	CONCRETE W	0	0	14	7			6.00	100	2000	2000	3	20	118	
9	0211	CONCRETE W	0	0	0	0			6.00	100	2000	2000	3	20	91	
10	0007	ELECTRIC L	0	0	0	0			7,500.00	100	2002	2002	3	20	1,500	

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000132	C	SFR RIVER	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	70,000.00	70,000.00	70,000							

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	0	20	5			15.00	100	2000	2000	3	20	300	
2	0060	DECK WOOD	0	0	19	26			5.00	100	2000	2000	3	20	494	
3	0090	CHAINLINK	0	0	0	0			12.00	100	2002	2002	3	20	1,267	
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5	0371	FLOATING D	0	0	39	3			20.00	100	2002	2002	3	20	468	
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7	0210	CONCRETE D	0	0	24	23			6.00	100	2000	2000	3	20	662	
8	0211	CONCRETE W	0	0	14	7			6.00	100	2000	2000	3	20	118	
9	0211	CONCRETE W	0	0	0	0			6.00	100	2000	2000	3	20	91	
10	0007	ELECTRIC L	0	0	0	0			7,500.00	100	2002	2002	3	20	1,500	

WOODLAKE ESTATES
 PARCEL NO. 5
 DB 57 P 270 & OR 62 P 481

SHUFF JOHN III/SHUFF PETRA
 90 CALUSA WAY
 CRAWFORDVILLE, FL 32327

2024

29-5S-03W-144-01193-005



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										WAKULLA COUNTY PROPERTY					
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY						
															VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 273,230 TOTAL MARKET OB/XF VALUE 7,326 TOTAL LAND VALUE - MARKET 70,000 TOTAL MARKET VALUE 350,556 SOH/AGL Deduction 0 ASSESSED VALUE 350,556 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 350,556 TOTAL JUST VALUE 350,556 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 353,408						
DOR CODE 0100 SINGLE FAMILY															IN TRAV						
MAP NUM 5 MKT AREA 02															DIMENS & SF XFOB LN 7 (MOST OF LN 7 IN PCP NEW TRAV, CORR CODE XFOB LN3, ADJ & PU CORR 5 YR PRCL CH, PU FNDN & FRME, CHG FLOOR, PU						
NEIGHBORHOOD/LOC 000 1.00/															PERMIT NUM DESCRIPTION AMT ISSUED						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE													SALES DATA			
																		OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 0844/0465 1/25/2011 QC U I 11 100 GRANTOR: SHUFF JOHNW III TRUST GRANTEE: SHUFF JOHN III & PE 0746/0190 2/25/2008 QC Q I 02 100 GRANTOR: SHUFF JOHN W AKKA JOH GRANTEE: SHUFF JOHNW III TRU			
TOTALS																BLD DATE 08/01/2019 MMJT LGL DATE XF DATE 08/01/2019 MMJT LAND DATE 08/01/2019 MMJT INC DATE AG DATE					

EXTRA FEATURES															TOTAL OB/XF									
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									
11	0820	SEAWALL, WO	0 0	0 0	100.00	LF	34.00	34.00	100	2004	2004	3	23	782										

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