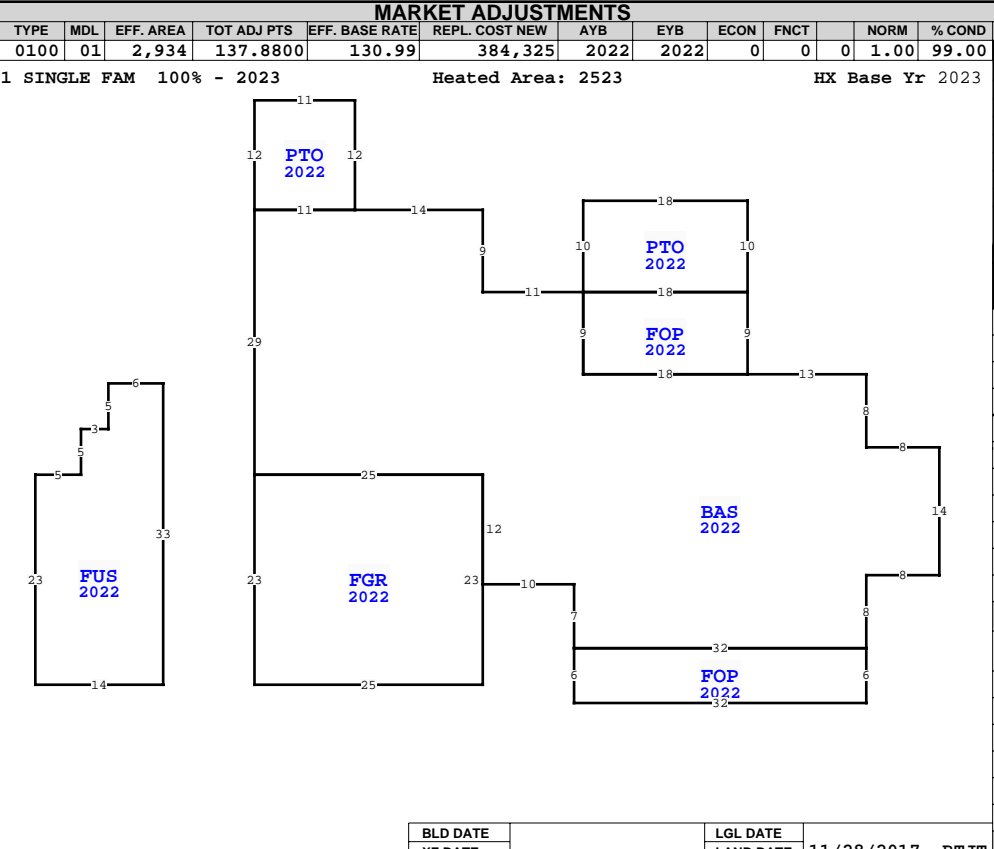


BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Foundation	02	CONCR SLAB	100		
Frame	02	WOOD FRAME	100		
Exterior Wall	05	HARDIE BRD	80		
Exterior Wall	11	AVERAGE	20		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	07	VYL PLANK	90		
Interior Floo	11	CLAY TILE	10		
Ceiling	09	9 FT	100		
Heating Type	04	AIR DUCTED	100		
Air Condition	03	CENTRAL	100		
Bedrooms		3	100		
Bathrooms		3.5	100		
Story Height		0	100		
Stories	1.5	1.5	100		
Units		0	100		
Kitchen	GD	GOOD	100		
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	2	MKT AREA	11		
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,126	100	2022	2,126	275,700
FGR	575	50	2022	288	37,348
FOP	162	30	2022	49	6,355
FOP	192	30	2022	58	7,521
FUS	397	100	2022	397	51,483
PTO	132	5	2022	7	908
PTO	180	5	2022	9	1,167
TOTALS	3,764			2,934	380,482



WAKULLA COUNTY PROPERTY PAGE 1 of 2

VALUATION SUMMARY		STANDARD	
VALUATION BY			
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		418,746	
TOTAL MARKET OB/XF VALUE		44,567	
TOTAL LAND VALUE - MARKET		47,925	
TOTAL MARKET VALUE		511,238	
SOH/AGL Deduction		59,548	
ASSESSED VALUE		451,690	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		401,690	
TOTAL JUST VALUE		511,238	
NCON VALUE		14,317	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		497,701	
JS PU XFOPS 3/9/2023			
JS, PRMT CH, PU NEW TRV.			
PORT FROM 10197-001 SHEPPARD			
JS PERMIT CK; PU 0030 POLE BARN CC 09/2022			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OBN23-00003	IN-GROUND POOL	0	03/16/2023
B22-000805	GARAGE-CC	0	08/16/2022
22000792	POLE BARN-CC	0	08/12/2022
21001224	SFD-CO	0	12/06/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1274/0448	7/14/2022	WD Q	Q	I	01	593,900

GRANTOR: GIBBS INVESTMENTS AND
 GRANTEE: SHEPPARD JONATHAN D
 1206/0201 4/28/2021 WD Q V 05 84,500
 GRANTOR: CHARLES LEON & LORAIN
 GRANTEE: GIBBS INVESTMENTS A

518 OLD SHELL POINT RD, 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	100	0	3,323.00	SF	2.00	2.00	100	2022	2022	3	97	6,447	
2	0210	CONCRETE D	0	100	30	900.00	SF	6.00	6.00	100	2022	2022	3	97	5,238	
3	0211	CONCRETE W	0	100	55	165.00	SF	6.00	6.00	100	2022	2022	3	97	960	
4	0130	FIRE PLACE	0	100	0	1.00	UT	1,300.00	1,300.00	100	2022	2022	3	98	1,274	
5	0030	BARN, POLE	0	100	49	1,470.00	SF	9.00	9.00	100	2022	2022	3	97	12,833	
6	0210	CONCRETE D	0	100	0	601.00	SF	6.00	6.00	100	2022	2022	3	97	3,498	
7	0080	4' CHAINLI	0	100	0	809.00	LF	13.00	13.00	100	2024	2023	AV	100	10,517	
8	0125	MTL/VYL AC	0	100	0	200.00	LF	19.00	19.00	100	2024	2023	AV	100	3,800	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W8 N8 W13 FOP=[YR=2022] N9 PTO=[YR=2022] N10
 W18 S10 E18\$ W18 S9 E18\$ W18 N9 W11 N9 W14 PTO=[YR=2022] N12
 W11 S12 E11\$ W11 S29 FGR=[YR=2022] S23 PTR=W10 FUS=[YR=2022]
 N33 W6 S5 W3 S5 S23 E14\$ E10\$ E25 N23 W25\$ E25 S12 E10 S7
 FOP=[YR=2022] S6 E32 N6 W32\$ E32 N8 E8 N14\$.

LAND DESCRIPTION		TOTAL OB/XF														44,567								
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	000100	C	SFR	100			0.00	0.00	6.39	AC		1.00	1.00	1.00	7,500.00	7,500.00	47,925							

