



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 Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 156,800 TOTAL MARKET VALUE 156,800 SOH/AGL Deduction 0 ASSESSED VALUE 156,800 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 156,800 TOTAL JUST VALUE 156,800 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 156,800 NEW ACREAGE 4.48 AC M/L ADJ BNDRY W/ 09892-B33 & -A31 OR 1312 P 683 BNDRYA DJ AG REMOVED / SALE <table border="1"> <thead> <tr> <th>PERMIT NUM</th> <th>DESCRIPTION</th> <th>AMT</th> <th>ISSUED</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>										PERMIT NUM	DESCRIPTION	AMT	ISSUED																																											
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DOR CODE 2820 RV PARK/CAMPGROUND																SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1288/0222</td> <td>10/19/2022</td> <td>WD</td> <td>Q</td> <td>V</td> <td>05</td> <td>775,000</td> </tr> <tr> <td colspan="7">GRANTOR: SHELL POINT COMMERCIA</td> </tr> <tr> <td colspan="7">GRANTEE: SCENIC FLORIDA RV L</td> </tr> <tr> <td>1254/0097</td> <td>3/01/2022</td> <td>WD</td> <td>Q</td> <td>V</td> <td>01</td> <td>199,500</td> </tr> <tr> <td colspan="7">GRANTOR: GAUPIN WILLIAM T & TH</td> </tr> <tr> <td colspan="7">GRANTEE: SHELL POINT COMMERC</td> </tr> </tbody> </table>										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1288/0222	10/19/2022	WD	Q	V	05	775,000	GRANTOR: SHELL POINT COMMERCIA							GRANTEE: SCENIC FLORIDA RV L							1254/0097	3/01/2022	WD	Q	V	01	199,500	GRANTOR: GAUPIN WILLIAM T & TH							GRANTEE: SHELL POINT COMMERC						
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																																					
TOTALS																																																																										
EXTRA FEATURES						COASTAL HWY, 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																																																											
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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	002820	C	RV PARK	0		CTTP	0.00	0.00	4.48	AC		1.00	1.00	1.00	35,000.00	35,000.00	156,800																																																									
REVIEW DATE 09/20/2021 BY FRFR Total Acres: 4.48 Total Land Value: 156,800 Market: 0 Agricultural: 0 Common: 156,800 PRINTED 05/13/2026 BY SYS																																																																										