

MAGNOLIA GARDENS BLOCK K  
LOT 4 DB 58 P 189  
OR 951 P 514 OR 1237 P 621

SHELLPOINT LANE, LLC  
7901 4TH ST N STE #300  
ST PETERSBURG, FL 33702

2024

00-00-078-013-11116-000



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 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 15,300 TOTAL MARKET VALUE 15,300 SOH/AGL Deduction 4,410 ASSESSED VALUE 10,890 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 10,890 TOTAL JUST VALUE 15,300 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 12,750 5 YR PRCL CK N/C ITLW 1/8/2022 5 YR PRCL CH, N/C 5 YR PRCL CH, N/C TRIM RETURNED/UTF PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE Q U V I RSN SALE PRICE 1237/0621 11/05/2021 WD Q V 01 3,500 GRANTOR: SIMMONS SAMMIE D & DO GRANTEE: SHELLPOINT LANE, LL 0951/0514 9/10/2014 CT U V 11 3,000 GRANTOR: TAX DEED GRANTEE: SIMMONS SAMMIE D &													
DOR CODE 0000 VACANT RESIDENTIAL			MAP NUM 3 MKT AREA 10			NEIGHBORHOOD/LOC 13.00 1.25/			AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE														
TOTALS			LANCE LN, CRAWFORDVILLE										BLD DATE	06/07/2021	MMMK	LGL DATE	03/09/2019	JB										
EXTRA FEATURES													XF DATE			LAND DATE												
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												

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000000	C	VAC RES	0			50.00	100.00	1.00	LT		1.00	1.00	1.00	15,300.00	15,300.00	15,300							