

SHELL POINT BEACH UNIT 1
 BLOCK A LOT 8 & A 10 FT STRIP
 OR 17 P 462 OR 94 P 831

HODGES DANIEL KEVIN/HODGES ANGELA CHRISTINE
 470 BRANCH RD
 FALL BRANCH, TN 37656

2024

00-00-121-080-11989-000


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 960 TOTAL LAND VALUE - MARKET 200,000 TOTAL MARKET VALUE 200,960 SOH/AGL Deduction 23,904 ASSESSED VALUE 177,056 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 177,056 TOTAL JUST VALUE 200,960 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 160,960											
																				PART OF NH 155.3. 1.25 ADJ TO BUILDINGS DUE TO LOC 5YR CK NC MM DC MARGARET A STARNES TEAGUE OR 1112 P 501 5 YR PRCL CK, N/C											
DOR CODE 0000 VACANT RESIDENTIAL																															
MAP NUM 4 MKT AREA 06																															
NEIGHBORHOOD/LOC 155.3 1.25/																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS																															
EXTRA FEATURES										SHELL POINT RD, CRAWFORDVILLE																					
										BLD DATE	05/22/2018 MMJT					LGL DATE	05/22/2018 MMJT														
										XF DATE						LAND DATE															
										INC DATE						AG 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																
1	0850	SEAWALL CO	0	0	0	0	60.00	LF 42.00	42.00	100	1988	3	20	504	504																
2	0872	SEAWALL VI	0	0	0	0	60.00	LF 38.00	38.00	100	1985	3	20	456	456																
TOTAL OB/XF																960															
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	000002	C	VAC GULF	0			61.00	146.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000														
REVIEW DATE 02/27/2023 BY MMLW Total Acres: 0.20 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 06/24/2026 BY SYS																															

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1114/0766	6/20/2019	WD Q	V		01	199,000
GRANTOR: STARNES JANET ELIZABE						
GRANTEE: HODGES DANIEL KEVIN						
1112/0502	6/05/2019	PR U	V		11	100
GRANTOR: JANET E STARNES TRUST						
GRANTEE: STARNES JANET ELIZA						

BUILDING NOTES

BUILDING DIMENSIONS