SHELL POINT BEACH UNIT 1
BLOCK A LOT 16
OR 7 P 625 OR 305 P 174,176

KANLA LLC
155 HARSTON CT
LAKE MARY, FL 32746

2024

00-00-121-080-11997-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC RES / WXFOBS	
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					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

1615 SHELL POINT RD, CRAWFORDVILLE

BLD DATE	05/22/2018 MMJT	LGL DATE	05/22/2018 MMJT
XF DATE		LAND DATE	
INC DATE		AG DATE	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	1,231
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	201,231
SOH/AGL Deduction	0
ASSESSED VALUE	201,231
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	201,231
TOTAL JUST VALUE	201,231
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	196,345

PU / DEMO XFOBS

PART OF NH 155.3. 1.25 ADJ TO BUILDINGS DUE TO LOC

5YR CK NC MM

5 YR PRCL CK, N/C

PERMIT NUM	DESCRIPTION	AMT	ISSUED
OBN23-00036	SEAWALL-CC	0	09/01/2023
20051312	DEMO SFD	0	08/26/2005
026708	HSE	0	06/20/2000
026469	HSE	0	04/20/2000
024743	RENOV	0	02/25/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1247/0513	1/07/2022	WD	Q	V	01	250,000
GRANTOR: ALOI JAMES A & EMILY						
GRANTEE: KANLA LLC						
1235/0410	10/06/2021	QC	U	V	11	100
GRANTOR: ALOI JAMES A						
GRANTEE: ALOI JAMES A & EMIL						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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	0872	SEAWALL VI	0	0	0	0	60.00	LF	38.00	38.00	100	1995	1995	3	20	456	
2	0840	SEAWALL RI	0	0	0	0	60.00	LF	38.00	38.00	100	2008	2008	3	34	775	

LAND DESCRIPTION

TOTAL OB/XF 1,231

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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			60.00	221.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 07/16/2024 BY Nwatts Total Acres: 0.30 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 06/24/2026 BY SYS