SHELL POINT BEACH UNIT 1
BLOCK C LOT 1 OR 45 P 221
OR 264 P 401 OR 448 P 539

THOMAS NELSON & SONIA NELSON LIVING TRUST/NELSON T
409 EMORY ST
OXFORD, GA 30054

2024

00-00-121-080-12022-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT RESIDENTIAL	
MAP NUM	4	MKT AREA	06
NEIGHBORHOOD/LOC	000	1.00/	

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

SHELL POINT RD, CRAWFORDVILLE

BLD DATE		LGL DATE	
XF DATE	06/05/2019 MMTP	LAND DATE	06/05/2019 MMTP
INC DATE		AG DATE	

WAKULLA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	1,339
TOTAL LAND VALUE - MARKET	26,500
TOTAL MARKET VALUE	27,839
SOH/AGL Deduction	0
ASSESSED VALUE	27,839
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	27,839
TOTAL JUST VALUE	27,839
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	26,447

5 YR PRCL CH, N/C

5 YR PRCL CH, N/C

5 YR PRCL CH, PU XFOB LN 1

2012 TRIM RET. NDAA UTF CHG ADD.AS 12025-000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1035/0260	5/12/2017	QC	U	V	11	100
GRANTOR: NELSON THOMAS O JR						
GRANTEE: NELSON THOMAS OLIN						
0867/0001	11/21/2011	WD	U	V	12	20,000
GRANTOR: BRANCH BANKING & TRUS						
GRANTEE: NELSON THOMAS O JR						

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	0055	PORTABLE C	0	0	30	24	720.00	SF	3.00	3.00	100	2014	2014	3	62	1,339	

LAND DESCRIPTION

TOTAL OB/XF 1,339

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	000000	C	VAC RES	0			50.00	125.00	1.00	LT		1.00	1.00	1.00	26,500.00	26,500.00	26,500							

REVIEW DATE 06/05/2019 BY MMTP Total Acres: 0.14 Total Land Value: 26,500 Market: 0 Agricultural: 0 Common: 26,500 PRINTED 04/22/2026 BY SYS