

SHELL POINT BEACH SUBD UNIT 1
 BLOCK C LOT 9 PLUS A 10 FT
 STRIP W OF LOT 9 BLOCK C

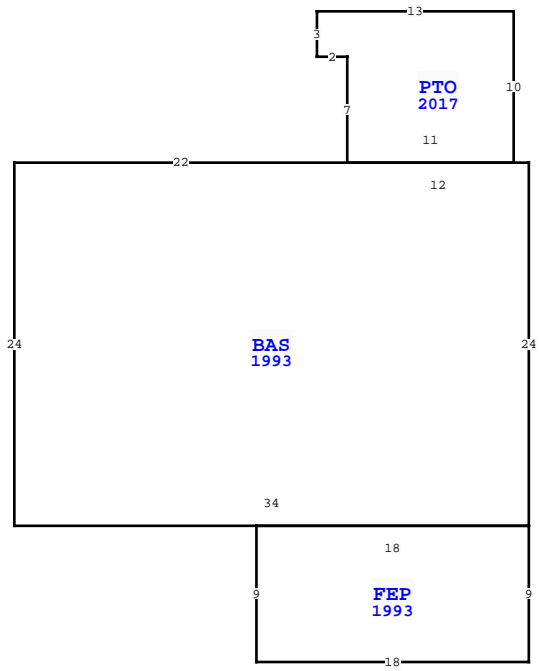
THOMAS NELSON & SONIA NELSON LIVING TRUST/NELSON T
 409 EMORY ST
 OXFORD, GA 30054

2024

00-00-121-080-12025-000

ELEMENT		CD	CONSTRUCTION		
Foundation	02	CONCR	SLAB	100	
Frame	03	MASONRY		100	
Exterior Wall	15	CONC	BLOCK	100	
Roof Structur	03	GABLE/HIP		100	
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	04	PLYWOOD		100	
Interior Floo	11	CLAY	TILE	100	
Heating Type	04	AIR	DUCTED	100	
Air Condition	03	CENTRAL		100	
Bedrooms		2		100	
Bathrooms		1		100	
Story Height		0		100	
Stories	1.	1.		100	
Units		0		100	
Quality	02	BELOW AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
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
BAS	816	100	1993	816	33,750
FEP	162	80	1993	130	5,377
PTO	116	5	2017	6	248
TOTALS	1,094			952	39,375

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	952	108.8425	103.40	98,437	1962	1962	0	0	60.00	40.00		
1 SINGLE FAM 0% - 0 Heated Area: 946 HX Base Yr													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			39,375
TOTAL MARKET OB/XF VALUE			3,539
TOTAL LAND VALUE - MARKET			70,000
TOTAL MARKET VALUE			112,914
SOH/AGL Deduction			0
ASSESSED VALUE			112,914
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			112,914
TOTAL JUST VALUE			112,914
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			98,144
MICHAEL, ALL REPAIRS MADE PRIOR TO 1/1/19			
5 YR PRCL CH, DAMAGE REVIEW FOR HURRICANE			
5 YR PRCL CK, PU XFOB LN 6, & FEP1993			
COA PER TCO			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2012449	ELECT	0	07/11/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1035/0258	5/12/2017	QC	U	I	11	100
GRANTOR: NELSON THOMAS O JR						
GRANTEE: NELSON THOMAS OLIN						
0655/0295	4/26/2006	WD	Q	I	01	100
GRANTOR: NELSON THOMAS O & JOY						
GRANTEE: NELSON M/SUTTON K/N						

EXTRA FEATURES																	
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	0620	WOOD UTL B	0	0	20	12	240.00	SF	6.00	6.00	100	1998	1998	3	20	288	
2	0375	WOOD WALK	0	0	12	4	48.00	SF	15.00	15.00	100	2006	2006	3	27	194	
3	0350	BOATDOCK A	0	0	24	9	216.00	SF	24.00	24.00	100	2006	2006	3	27	1,400	
4	0371	FLOATING D	0	0	20	8	160.00	SF	20.00	20.00	100	2006	2006	3	27	864	
5	0870	SEAWALL AL	0	0	0	0	50.00	LF	51.00	51.00	100	2000	2000	3	20	510	
6	0211	CONCRETE W	0	0	31	2	62.00	SF	6.00	6.00	100	2017	2017	3	76	283	

TOTAL OB/XF													
3,539													
BLD DATE	02/25/2019	RTSR	LGL DATE										
XF DATE	02/25/2019	RTSR	LAND DATE	02/25/2019									
INC DATE			AG DATE										

BUILDING NOTES													
BAS=[YR=1993] W12 PTO=[YR=2017] E11 N10 W13 S3 E2 S7\$ W22 S24 E34 FEP=[YR=1993] W18 S9 E18 N9\$ N24\$.													

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0			50.00	138.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							
2	000195	C	RES WET SLIP	0					1.00	UT		1.00	1.00	1.00	15,000.00	15,000.00	15,000							