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

BUILDING CHARACTERISTICS

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

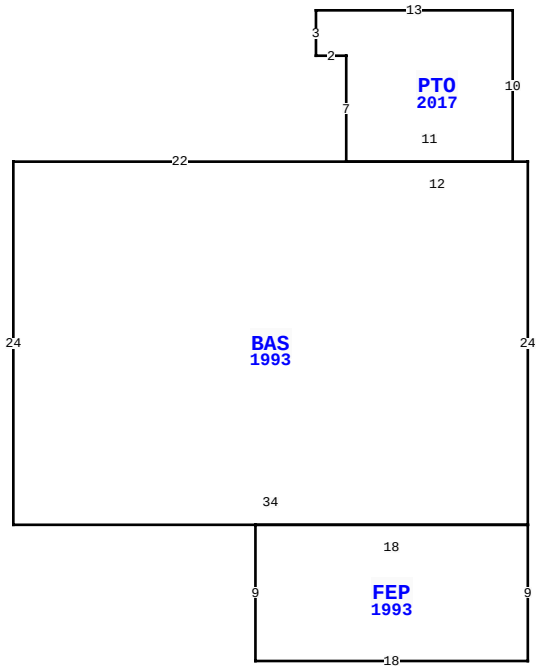
MAP NUM: 4 | MKT AREA: 06
NEIGHBORHOOD/LOC: 000 1.00/

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	0	60.00	40.00

1 SINGLE FAM 0% - 0 Heated Area: 946 HX Base Yr



345 CANAL ST, CRAWFORDVILLE

BLD DATE	02/25/2019	RTSR	LGL DATE		
XF DATE	02/25/2019	RTSR	LAND DATE	02/25/2019	RTSR
INC DATE			AG DATE		

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

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						

BUILDING NOTES

BUILDING DIMENSIONS

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

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	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	

LAND DESCRIPTION

TOTAL OB/XF 3,539

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	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							

REVIEW DATE 02/25/2019 BY RTSR Total Acres: 0.16 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 04/22/2026 BY SYS