

SHELL POINT BEACH UNIT 1 BLOCK  
E LOTS 10 & 11. W/ A 10 FT  
STRIP OF LAND W OF LOTS 10 &

GAINER RANDOLPH/RUDD MELISSA  
27 MAGNOLIA RIDGE  
CRAWFORDVILLE, FL 32327

2024

00-00-121-080-12045-001



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																					
																				<b>VALUATION BY</b> Tax Group: 3 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 12,870 <b>TOTAL LAND VALUE - MARKET</b> 147,500 <b>TOTAL MARKET VALUE</b> 160,370 <b>SOH/AGL Deduction</b> 53,265 <b>ASSESSED VALUE</b> 107,105 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 107,105 <b>TOTAL JUST VALUE</b> 160,370 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 63,277																							
																				MM PR CK, PU DOCK + XFOB CC 4-27-22 5 YR PRCL CH, PU XFOB LN 1-3 CREATE NEW PRCL S/O LOT 10 & 11 FROM PRCL 12045-000																							
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<b>TOTALS</b> <b>EXTRA FEATURES</b> CANAL ST, CRAWFORDVILLE																																											
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	0870	SEAWALL AL	0	0	0	0	100.00	LF	51.00	51.00	100	2000	2000	3	20	1,020																											
2	0055	PORTABLE C	0	0	20	18	360.00	SF	3.00	3.00	100	2003	2003	3	21	227																											
3	0210	CONCRETE D	0	0	21	18	378.00	SF	6.00	6.00	100	2009	2009	3	39	885																											
4	0960	SCREEN ROO	0	0	14	9	126.00	SF	21.00	21.00	100	2022	2022	3	98	2,593																											
5	0060	DECK WOOD	0	0	0	0	84.00	SF	5.00	5.00	100	2022	2022	3	99	416																											
6	0335	ALUMINUM W	0	0	16	4	64.00	SF	17.00	17.00	100	2022	2022	3	97	1,055																											
7	0371	FLOATING D	0	0	20	10	200.00	SF	20.00	20.00	100	2022	2022	3	97	3,880																											
8	0350	BOATDOCK A	0	0	15	8	120.00	SF	24.00	24.00	100	2022	2022	3	97	2,794																											
										<b>TOTAL OB/XF</b> 12,870																																	
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	000000	C	VAC RES	0			164.00	100.00	2.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	110,000																										
2	000195	C	RES WET SLIP	0					2.00	UT		1.00	1.00	1.25	15,000.00	18,750.00	37,500																										
<b>REVIEW DATE</b> 05/03/2022 <b>BY</b> MMNW <b>Total Acres:</b> 0.38 <b>Total Land Value:</b> 147,500 <b>Market:</b> 0 <b>Agricultural:</b> 0 <b>Common:</b> 147,500 <b>PRINTED 06/24/2026 BY SYS</b>																																											