SHELL POINT BEACH UNIT 3
BLOCK A W 1/2 OF LOT 7 &
E 1/2 OF LOT 8

BOXHALL INVESTMENTS, LLC
1805 SMITH AVE
THOMASVILLE, GA 31792

2024

00-00-121-086-12074-000

BUILDING CHARACTERISTICS

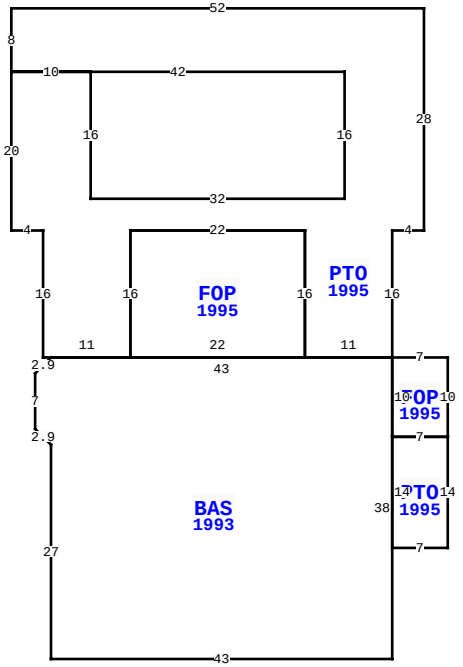
ELEMENT	CD	CONSTRUCTION
Foundation	01	WOOD FRAME 100
Frame	02	WOOD FRAME 100
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	07	VYL PLANK 100
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		3 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
Quality	03	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	1,652	100	1993	1,652	168,102
FOP	70	30	1995	21	2,137
FOP	352	30	1995	106	10,786
PTO	98	5	1995	5	509
PTO	1,296	5	1995	65	6,614
TOTALS	3,468			1,849	188,147

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,849	117.7000	111.82	206,755	1973	2014	0	0	0	9.00	91.00

1 SINGLE FAM 0% - 2024 Heated Area: 1652 HX Base Yr



123 WALKER CREEK DR, CRAWFORDVILLE

BLD DATE	08/28/2019	MMSR	LGL DATE		
XF DATE	08/28/2019	MMSR	LAND DATE	08/28/2019	MMSR
INC DATE			AG DATE		

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	188,147
TOTAL MARKET OB/XF VALUE	23,601
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	311,748
SOH/AGL Deduction	0
ASSESSED VALUE	311,748
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	311,748
TOTAL JUST VALUE	311,748
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	315,438

COA PER NCOA REPORT
CORR FLOOR, QUAL, BATHS, EYB, DEL SPCD
NEW VANITY & TOPS, KITCHEN REMODEL & APPLIANC
COMPLETED, NEW FLOOR, PAINT, BATHS RENOV W/

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18001160	ELECTRIC	0	12/03/2018
18001177	RENOVATIONS	0	11/06/2018
18001171	REPAIRS	0	11/05/2018
17000017	HVAC C/O	0	08/07/2017
17000802	REROOF-CO	0	06/13/2017
16000780	SEAWALL	0	08/22/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1199/0683	3/23/2021	WD	Q	I	01	325,000
GRANTOR: OVERTON MELINDA GAYLE						
GRANTEE: BOXHALL INVESTMENTS						
1073/0213	5/15/2018	QC	U	I	11	100
GRANTOR: WHEELR MARY GAYLE OLI						
GRANTEE: OVERTON MELINDA GAY						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1995] W52 S8 E42 S16 W32 N16 W10 S20 E4 S16 E11 N16 E22 S16 FOP=[YR=1995] N16 W22 S16 E22$ E11 FOP=[YR=1995] S10 E7 PTO=[YR=1995] W7 S14 E7 N14$ N10 W7$ BAS=[YR=1993] W43 L2 D2 S7 D2 R2 S27 E43 N38$ N16 E4 N28$.

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	0130	FIRE PLACE	0	0	0	0	1.00	UT	1,300.00	1,300.00	100	1980	1980	3	20	260	
2	0210	CONCRETE D	0	0	60	16	960.00	SF	6.00	6.00	100	1980	1980	3	20	1,152	
3	0210	CONCRETE D	0	0	34	9	306.00	SF	6.00	6.00	100	1980	1980	3	20	367	
4	0210	CONCRETE D	0	0	42	14	588.00	SF	6.00	6.00	100	1980	1980	3	20	706	
5	0220	POOL VINYL	0	0	32	16	512.00	SF	60.00	60.00	100	2014	2014	3	62	19,046	
6	0211	CONCRETE W	0	0	99	3	297.00	SF	6.00	6.00	100	1988	1988	3	20	356	
7	0820	SEAWALL,WO	0	0	0	0	70.00	LF	34.00	34.00	100	2016	2016	3	72	1,714	

LAND DESCRIPTION

TOTAL OB/XF 23,601

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	000131	C	SFR CANAL	0			35.00	198.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 08/28/2019 BY MMSR Total Acres: 0.16 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 04/29/2026 BY SYS