

PARADISE VILLAGE SHELL POINT  
 UNIT 1 LOT 1  
 OR 82 P 537 & OR 85 P 915

B.W.W. INC.  
 1485 WATERS EDGE TR  
 TALKIN ROCK, GA 30175

2024

00-00-121-122-11977-001



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	01	WOOD FRAME	100
Frame	02	WOOD FRAME	100
Exterior Wall	26	AL SIDING	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	100
Interior Wall	04	PLYWOOD	100
Interior Floo	08	SHT VINYL	50
Interior Floo	14	CARPET	50
Heating Type	04	AIR DUCTED	100
Air Condition	03	CENTRAL	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Class	PV	PV GRD	100
Units		0	100
Quality	03	AVERAGE	
DOR CODE	0200	MOBILE HOME	
MAP NUM	4	MKT AREA	06
NEIGHBORHOOD/LOC	122.100	1.45/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	980	100	1993
FCP	384	25	1993
FSP	240	60	1993
TOTALS	1,604		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0200	02	1,220	170.7750	173.34	211,475	1988	1988	0	0	55.00	45.00		
1 MOBILE HOM 0% - 0 Heated Area: 980 HX Base Yr													
BLD DATE 05/10/2022 JSJS LGL DATE XF DATE 06/29/2018 MMTS LAND DATE 02/09/2010 JBHC INC DATE													

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			95,164
TOTAL MARKET OB/XF VALUE			1,600
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			181,764
SOH/AGL Deduction			35,653
ASSESSED VALUE			146,111
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			146,111
TOTAL JUST VALUE			181,764
INCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			165,048
NO VISIBLE STORM DAMAGE. DID NOT PU ALUM WLKWAY BEC			
5 YR PRCL CK, CHG ELMNTS AS FUTURE PAPER. DEMO XFO			
DELETE MH FROM XFOB, ACTIVE IN BLD SCREEN			
5 YR PRCL CHK CHG FLR CHG BEDS PU XFOB LN 5			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
22621	N/A	0	08/20/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1115/0633	6/26/2019	WD Q	Q	I	01	135,000
GRANTOR: FREEMAN PAULA						
GRANTEE: B W W INC						
1069/0041	4/04/2018	WD Q	Q	I	01	95,000
GRANTOR: GREAT VIEW PROPERTY,						
GRANTEE: FREEMAN PAULA						

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
2	0210	CONCRETE D	0	0	21	12	252.00	SF	6.00	6.00	100	1986	1986	3	20	302	
3	0375	WOOD WALK	0	0	16	4	64.00	SF	15.00	15.00	100	1987	1987	3	20	192	
4	0371	FLOATING D	0	0	16	8	128.00	SF	20.00	20.00	100	1987	1987	3	20	512	
5	0060	DECK WOOD	0	0	0	0	125.00	SF	5.00	5.00	100	2018	2018	3	95	594	

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1993] W18 FSP=[YR=1993] N12 W20 FCP=[YR=1993] W32 S12 E32 N12 \$ S12 E20 \$ W52 S14 E70 N14 \$.													

LAND DESCRIPTION														TOTAL OB/XF										
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	000270	C	MH-CANAL	0			35.00	113.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							