

PARADISE VILLAGE SHELL POINT
 UNIT I LOT 18 OR 52 P 341
 OR 253 P 333 OR 482 P 278

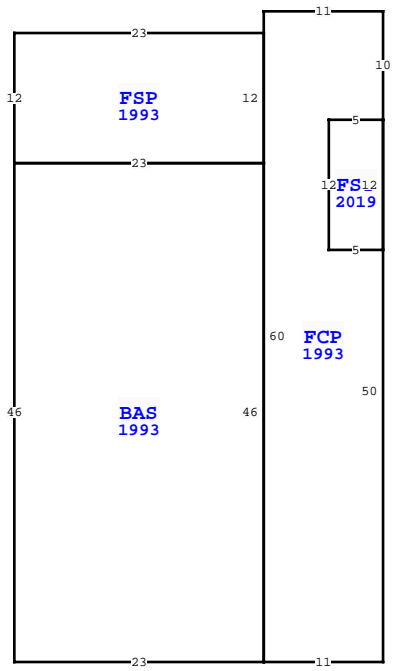
THE DAVID J REYNOLDS TRUST/REYNOLDS DAVID J AS TRU
 8220 CHICKASAW TRL
 TALLAHASSEE, FL 32312

2024

00-00-121-122-11977-018

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	12	MODULAR MT	50
Roof Cover	13	GALVALUM	50
Interior Wall	04	PLYWOOD	100
Interior Floo	14	CARPET	80
Interior Floo	08	SHT VINYL	20
Heating Type	03	FORCED AIR	100
Air Condition	03	CENTRAL	100
Bedrooms		3	100
Bathrooms		2	100
Stories	0	0	100
Class	PV	PV GRD	100
Units		0	100
Quality	02	BELOW 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	1,058	100	1993
FCP	660	25	1993
FSP	276	60	1993
FST	60	65	2019
TOTALS	2,054		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0200	02	1,428	146.3880	148.58	212,172	1973	1985		0	60.00	40.00		
1 MOBILE HOM 0% - 0 Heated Area: 1058 HX Base Yr													



WAKULLA COUNTY PROPERTY				
VALUATION SUMMARY			PAGE 1 of 1	
VALUATION BY		STANDARD		
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE		84,869		
TOTAL MARKET OB/XF VALUE		8,643		
TOTAL LAND VALUE - MARKET		85,000		
TOTAL MARKET VALUE		178,512		
SOH/AGL Deduction		5,105		
ASSESSED VALUE		173,407		
TOTAL EXEMPTION VALUE		0		
BASE TAXABLE VALUE		173,407		
TOTAL JUST VALUE		178,512		
NCON VALUE		0		
INCOME VALUE		0		
PREVIOUS YEAR MKT VALUE		159,665		
5 YR PRCL CK, CHG QUAL FROM BELOW TO FAIR, CHG ELM				
BLD SCREEN				
5 YR PRCL CH, DELETE MH IN XFOB, ACTIVE ON				
MICHAEL, ALL DAMAGES REPAIRED IN 2018				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
2010193	RE-ROOF	0	03/26/2010	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD	SALE PRICE
1045/0820	8/28/2017	WD Q	I 01	114,000
GRANTOR: TODD E W & GINGER				
GRANTEE: REYNOLDS DAVID J AS				
0482/0279	4/07/2003	WD Q	I	138,500
GRANTOR: TODD E W & GINGER				
GRANTEE:				
BUILDING NOTES				
BUILDING DIMENSIONS				
FCP=[YR=1993] W11 S60 BAS=[YR=1993] N46 W23 FSP=[YR=1993] E23 N12 W23 S12\$ S46 E23\$ E11 N50 FST=[YR=2019] S12 W5 N12 E5\$ N10\$.				

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	0371	FLOATING D	0	0	16	10	160.00	SF	20.00	20.00	100	1991	1991	3	20	640	
3	0375	WOOD WALK	0	0	15	3	45.00	SF	15.00	15.00	100	1991	1991	3	20	135	
4	0210	CONCRETE D	0	0	20	11	220.00	SF	6.00	6.00	100	1993	1993	3	20	264	
5	0006	ELECTRIC L	0	0	0	0	1.00	UT	8,500.00	8,500.00	100	2020	2020	3	89	7,565	
6	0060	DECK WOOD	0	0	4	2	8.00	SF	5.00	5.00	100	2020	2020	3	97	39	

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			62.00	117.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							