

PARADISE VILLAGE SHELL POINT
 UNIT I LOT 19 OR 52 P 257
 OR 218 P 105 OR 218 P 106

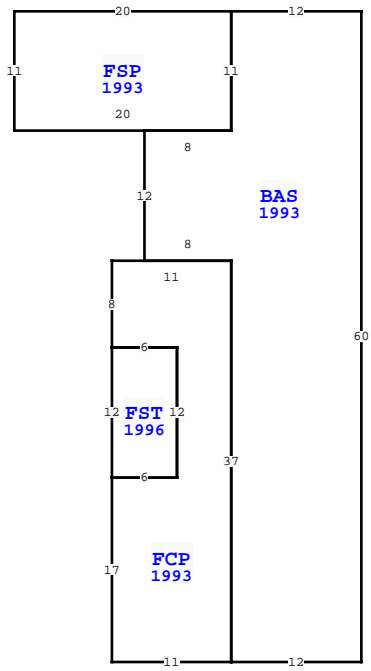
COSPER MARCUS BRIAN/COSPER LISA
 296 MARTINDALE DRIVE
 ALBANY, GA 31721

2024

00-00-121-122-11977-019

ELEMENT		CD	CONSTRUCTION		
Foundation	01	WOOD	FRAME	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	30	VINYL	100		
Roof Structure	01	FLAT	100		
Roof Cover	13	GALVALUM	60		
Roof Cover	12	MODULAR	MT 40		
Interior Wall	04	PLYWOOD	100		
Interior Floor	14	CARPET	80		
Interior Floor	08	SHT VINYL	20		
Heating Type	04	AIR DUCTED	100		
Air Condition	03	CENTRAL	100		
Bedrooms		2	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	816	100	1993	816	64,396
FCP	335	25	1993	84	6,629
FSP	220	60	1993	132	10,417
FST	72	65	1996	47	3,709
TOTALS	1,443			1,079	85,150

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0200	02	1,079	194.3700	197.29	212,876	1980	1984	0	0	60.00	40.00		
1 MOBILE HOM 0% - 0 Heated Area: 816 HX Base Yr													



WAKULLA COUNTY PROPERTY				
VALUATION SUMMARY			PAGE 1 of 1	
VALUATION BY		STANDARD		
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE		85,150		
TOTAL MARKET OB/XF VALUE		1,159		
TOTAL LAND VALUE - MARKET		85,000		
TOTAL MARKET VALUE		171,309		
SOH/AGL Deduction		744		
ASSESSED VALUE		170,565		
TOTAL EXEMPTION VALUE		0		
BASE TAXABLE VALUE		170,565		
TOTAL JUST VALUE		171,309		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		156,590		
BLD SCREEN				
5 YR PRCL CH, DELETE MH IN XFOB, ACTIVE ON				
COA PER RETURNED 2021 TRIM				
COA PER NCOA MOVED ACCNTS REPORT WCPA TRIM				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
026418	BLDG	0	04/07/2000	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD	SALE PRICE
1160/0424	7/10/2020	WD Q	I 01	140,900
GRANTOR: LOOFT THOMAS J & LORE				
GRANTEE: COSPER MARCUS BRIAN				
0942/0466	5/23/2014	WD Q	I 01	125,000
GRANTOR: AGERS BRADLEY J				
GRANTEE: LOOFT THOMAS J & LO				
BLD DATE 02/28/2019 RTSR LGL DATE 02/09/2010 JBHC				
XF DATE 02/28/2019 RTSR LAND DATE				
INC DATE AG DATE				
55 JANET DR, CRAWFORDVILLE				

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	18	10	180.00	SF	20.00	20.00	100	1991	1991	3	20	720	
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	23	11	253.00	SF	6.00	6.00	100	1993	1993	3	20	304	

TOTAL OB/XF													
1,159													

LAND DESCRIPTION																								
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	000270	C	MH-CANAL	0			60.00	117.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

TOTAL OB/XF													
1,159													

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=1993] W12 FSP=[YR=1993] W20 S11 E20 N11\$ S11 W8 S12 E8 S37 FCP=[YR=1993] N37 W11 S8 E6 S12 W6 FST=[YR=1996] E6 N12 W6 S12\$ S17 E11 \$ E12 N60\$.													