

PARADISE VILLAGE SHELL POINT
 UNIT I LOT 34
 OR 55 P 573 OR 57 P 374

THOMAS KENTON D/THOMAS MELINDA D
 4554 HWY 1545
 RUSSELL SPRINGS, KY 42642

2024

00-00-121-122-11977-034

ELEMENT		CD	CONSTRUCTION
Foundation	01	WOOD	FRAME 100
Frame	02	WOOD	FRAME 100
Exterior Wall	26	AL SIDING	100
Roof Structure	01	FLAT	100
Roof Cover	01	MINIMUM	50
Roof Cover	12	MODULAR MT	50
Interior Wall	04	PLYWOOD	100
Interior Floor	08	SHT VINYL	50
Interior Floor	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	720	100	1993
BAS	77	100	2006
DCK	351	10	1999
FCP	444	25	1993
FSP	216	60	1993
FST	21	65	1998
TOTALS	1,829		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0200	02	1,087	177.3750	180.04	195,703	1973	1985		0	60.00	40.00		
1 MOBILE HOM 0% - 0 Heated Area: 797 HX Base Yr													
BLD DATE	07/08/2019	MMSS	LGL DATE	02/09/2010	JBHC								
XF DATE	07/08/2019	MMSS	LAND DATE										
INC DATE			AG DATE										

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			78,281
TOTAL MARKET OB/XF VALUE			7,558
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			170,839
SOH/AGL Deduction			757
ASSESSED VALUE			170,082
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			170,082
TOTAL JUST VALUE			170,839
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			154,620
ON BLDG SCREEN			
5 YR PRCL CH, DELETE MH IN XFOB, ACTIVE			
5 YR PRCL CK, N/C			
MICHAEL, ALL REPAIRS COMPLETE IN 2018			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000206	MECH	0	05/25/2018
16000656	BOAT LIFT-CO	0	07/27/2016
025369	DCK	0	06/28/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1358/0867	5/08/2024	WD	Q	I	01	250,000
GRANTOR: SERPICO LESLIE H TRUS						
GRANTEE: THOMAS KENTON D						
1294/0502	12/09/2022	QC	U	I	30	100
GRANTOR: SERPICO JOSEPH & LESL						
GRANTEE: SERPICO LESLIE H TR						

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	37	11	407.00	SF	6.00	6.00	100	1993	1993	3	20	488					
3	0371	FLOATING D	0	0	18	10	180.00	SF	20.00	20.00	100	2007	2007	3	30	1,080					
5	0007	ELECTRIC L	0	0	0	0	1.00	UT	7,500.00	7,500.00	100	2016	2016	3	72	5,400					
9	0335	ALUMINUM W	0	0	13	3	39.00	SF	17.00	17.00	100	2020	2020	3	89	590					
TOTALS														1,829		1,087	78,281				

BUILDING NOTES													
68 JANET DR, CRAWFORDVILLE													
BUILDING DIMENSIONS													
BAS=[YR=1993] W60 S12 E60 FSP=[YR=1993] W12 BAS=[YR=2006] W11 S7 E11 FCP=[YR=1993] W11 N7 W37 S11 E10 N1 E7 FST=[YR=1998] W7 S3 E7 N3\$ S1 E31 N4\$ N7\$ S18 E12 N18\$ N12\$ DCK=[YR=1999] S28 E4 S2 E12 N8 U22 L11 W5\$.													

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			65.00	116.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							