

PARADISE VILLAGE SHELL POINT  
 UNIT I LOT 39 OR 52 P 102  
 OR 923 P 861 OR 927 P 46

GOODROE MELISSA E/ETHRIDGE VICTOR WADE  
 856 DOERUN RD  
 DOERUN, GA 31771

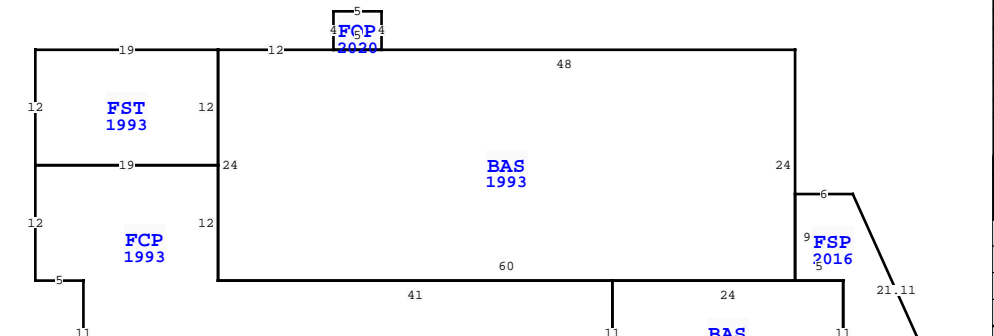
2024

00-00-121-122-11977-039



| BUILDING CHARACTERISTICS |                   |
|--------------------------|-------------------|
| ELEMENT                  | CD                |
| Foundation               | 03 CONCR STEM 100 |
| Frame                    | 02 WOOD FRAME 100 |
| Exterior Wall            | 26 AL SIDING 100  |
| Roof Structur            | 03 GABLE/HIP 100  |
| Roof Cover               | 13 GALVALUM 70    |
| Roof Cover               | 12 MODULAR MT 30  |
| Interior Wall            | 05 DRYWALL 100    |
| Interior Floo            | 07 VYL PLANK 100  |
| Heating Type             | 13 HEAT PUMP 100  |
| Air Condition            | 13 HEAT PUMP 100  |
| Bedrooms                 | 3 100             |
| Bathrooms                | 2 100             |
| Stories                  | 1. 1. 100         |
| Class                    | 00 N/A 100        |
| Units                    | 0 100             |

| MARKET ADJUSTMENTS |     |           |             |                |                |      |      |      |      |      |        |       |  |  |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|-------|--|--|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |       |  |  |
| 0200               | 02  | 2,160     | 111.3000    | 112.97         | 244,015        | 1984 | 1996 | 0    | 0    | 0    | 47.00  | 53.00 |  |  |



| WAKULLA COUNTY PROPERTY   |  |           |             |
|---------------------------|--|-----------|-------------|
| VALUATION SUMMARY         |  |           | PAGE 1 of 1 |
| VALUATION BY              |  | STANDARD  |             |
| Tax Group: 3              |  | Tax Dist: |             |
| BUILDING MARKET VALUE     |  | 129,328   |             |
| TOTAL MARKET OB/XF VALUE  |  | 8,986     |             |
| TOTAL LAND VALUE - MARKET |  | 85,000    |             |
| TOTAL MARKET VALUE        |  | 223,314   |             |
| SOH/AGL Deduction         |  | 0         |             |
| ASSESSED VALUE            |  | 223,314   |             |
| TOTAL EXEMPTION VALUE     |  | 0         |             |
| BASE TAXABLE VALUE        |  | 223,314   |             |
| TOTAL JUST VALUE          |  | 223,314   |             |
| NCON VALUE                |  | 0         |             |
| INCOME VALUE              |  |           |             |
| PREVIOUS YEAR MKT VALUE   |  | 195,581   |             |

| 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              | 1,440            | 100         | 1993 | 1,440        | 86,219               |
| BAS              | 264              | 100         | 2015 | 264          | 15,807               |
| FCP              | 833              | 25          | 1993 | 208          | 12,454               |
| FOP              | 20               | 35          | 2020 | 7            | 419                  |
| FSP              | 155              | 60          | 2016 | 93           | 5,568                |
| FST              | 228              | 65          | 1993 | 148          | 8,862                |
| TOTALS           | 2,940            |             |      | 2,160        | 129,328              |

| 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   | 20 | 8  | 160.00 | SF | 20.00    | 20.00          | 100       | 1991    | 1991        | 3 | 20     | 640             |       |
| 3              | 0130       | FIRE PLACE  | 0   | 0   | 0  | 0  | 1.00   | UT | 1,300.00 | 1,300.00       | 100       | 1984    | 1984        | 3 | 30     | 390             |       |
| 4              | 0210       | CONCRETE D  | 0   | 0   | 10 | 24 | 240.00 | SF | 6.00     | 6.00           | 100       | 1993    | 1993        | 3 | 20     | 288             |       |
| 5              | 0007       | ELECTRIC L  | 0   | 0   | 0  | 0  | 1.00   | UT | 7,500.00 | 7,500.00       | 100       | 2004    | 2004        | 3 | 23     | 1,725           |       |
| 6              | 0375       | WOOD WALK   | 0   | 0   | 13 | 3  | 39.00  | SF | 15.00    | 15.00          | 100       | 2007    | 2007        | 3 | 30     | 176             |       |
| 7              | 0371       | FLOATING D  | 0   | 0   | 27 | 12 | 324.00 | SF | 20.00    | 20.00          | 100       | 2020    | 2020        | 3 | 89     | 5,767           |       |

| BLDG SCREEN                                  |              |     |            |
|--|--------------|-----|------------|
| 5 YR PRCL CH, DELETE XFOB IN XFOB, ACTIVE ON |              |     |            |
| 5 YR PRCL CH, CHG RCVR                       |              |     |            |
| DC AUBREY CLINE MAYO OR 1124 P 250           |              |     |            |
| PERMIT NUM                                   | DESCRIPTION  | AMT | ISSUED     |
| 17000898                                     | REROOF       | 0   | 06/28/2017 |
| 16000211                                     | SCREEN PORCH | 0   | 03/23/2016 |
| 2012121                                      | MECH         | 0   | 03/08/2012 |

| SALES DATA                    |           |           |     |     |        |            |
|-------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number             | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1309/0448                     | 4/19/2023 | WD Q      | Q   | I   | 01     | 317,000    |
| GRANTOR: DOUBLE BANDED LLC    |           |           |     |     |        |            |
| GRANTEE: GOODROE MELISSA E &  |           |           |     |     |        |            |
| 1165/0578                     | 8/14/2020 | WD Q      | Q   | I   | 01     | 205,000    |
| GRANTOR: BETTY RAGANS MAYO AS |           |           |     |     |        |            |
| GRANTEE: DOUBLE BANDED LLC    |           |           |     |     |        |            |

| BUILDING NOTES                                    |  |  |  |  |  |  |
|---|--|--|--|--|--|--|
| BLD DATE 09/20/2019 MMAX LGL DATE 02/09/2010 JBHC |  |  |  |  |  |  |
| XF DATE 09/20/2019 MMAX LAND DATE                 |  |  |  |  |  |  |
| INC DATE AG DATE                                  |  |  |  |  |  |  |

| BUILDING DIMENSIONS  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|
| BAS=[YR=1993] W48 FOP=[YR=2020] E5 N4 W5 S4\$ W12 S24        |  |  |  |  |  |  |
| FCP=[YR=1993] N12 W19 FST=[YR=1993] E19 N12 W19 S12\$ S12 E5 |  |  |  |  |  |  |
| S11 E55 N11 BAS=[YR=2015] S11E24 N11 W24\$ W41\$ E60         |  |  |  |  |  |  |
| FSP=[YR=2016] E5 S11 E10 U20 L9 W6 S9\$ N24\$.               |  |  |  |  |  |  |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |        |             |           |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|--------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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   |     |          | 60.00 | 116.00 | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    | 85,000.00  | 85,000.00      | 85,000     |                             |      |         |      |     |    |        |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 8,986       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |