

PARADISE VILLAGE SHELL POINT
 UNIT 1 LOT 41 OR 53 P 884
 OR 188 P 349 OR 446 P 53

BALSER BRIAN/BALSER GAIL
 54 JANET DR
 CRAWFORDVILLE, FL 32327

2024

00-00-121-122-11977-041



ELEMENT		CD	BUILDING CHARACTERISTICS		
CONSTRUCTION					
Foundation	03	CONCR	STEM	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	30	VINYL	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	10	LAMINATED	70		
Interior Floo	08	SHT VINYL	30		
Heating Type	13	HEAT PUMP	100		
Air Condition	13	HEAT PUMP	100		
Bedrooms		3	100		
Bathrooms		2	100		
Stories	1.	1.	100		
Class	PV	PV GRD	100		
Fireplace	01	FIREPLACE	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	1,942	100	1993	1,942	236,881
DCK	9	10	1993	1	122
FCP	528	25	1993	132	16,101
FSP	187	60	1993	112	13,661
FST	204	65	1993	133	16,223
TOTALS	2,870			2,320	282,988

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HOM	0%	- 0		442,169	1993	2005	0	0	36.00	64.00
Heated Area: 1942 HX Base Yr											

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				282,988		
TOTAL MARKET OB/XF VALUE				18,035		
TOTAL LAND VALUE - MARKET				85,000		
TOTAL MARKET VALUE				386,023		
SOH/AGL Deduction				86,474		
ASSESSED VALUE				299,549		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				299,549		
TOTAL JUST VALUE				386,023		
NCON VALUE				10,200		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				265,259		
PU PRMT, CHG EYB FROM 1993 TO 2005, MH WELL MAINTA						
ON BLDG SCREEN						
5 YR PRCL CH, DELETE MH IN XFOB, ACTIVE						
COA PER TCO						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
B23-001245	REPAIR STORAGE AR		01/17/2024			
19000505	WINDOW RPLC	0	10/08/2019			
19000135	WINDOWS-CO	0	03/07/2019			
29221	A/C	0	07/09/2002			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1216/0824	6/23/2021	WD Q	Q	I	01	270,000
GRANTOR: GASKILL ERVIN & SHRIV						
GRANTEE: BALSER BRIAN & GAIL						
1032/0834	4/21/2017	WD Q	Q	I	01	200,000
GRANTOR: TAYLOR JIMMY S & DORO						
GRANTEE: GASKILL ERVIN & SHR						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=1993;ORIG=0,0] W72 S25 D2R2 E70 N27 \$						
FCP=[YR=1993;ORIG=-25,39] N12 W44 S12 E44 \$						
FST=[YR=1993;ORIG=-8,27] W17 S12 E17 N12 \$						
FSP=[YR=1993;ORIG=0,27] W8 S17 E11 N17 W3 \$						
DCK=[YR=1993;ORIG=3,27] N3 W3 S3 E3 \$						

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
3	0210	CONCRETE D	0	0	18	12	216.00	SF	6.00	6.00	100	1988	1988	3	80	1,037	
5	0211	CONCRETE W	0	0	3	3	9.00	SF	6.00	6.00	100	2009	2009	3	80	43	
7	0335	ALUMINUM W	0	0	18	3	54.00	SF	17.00	17.00	100	2017	2017	3	89	817	
8	0210	CONCRETE D	0	0	0	0	1,237.00	SF	6.00	6.00	100	2018	2018	3	80	5,938	
12	0371	FLOATING D	0	0	34	15	510.00	SF	20.00	20.00	100	2024	2023		100	10,200	

TOTAL OB/XF												18,035												
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	115.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

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