

PARADISE VILLAGE SHELL POINT  
 UNIT 1 LOT 42  
 OR 51 P 540 OR 243 P 774

KIMBRELL FRANKLYN ERIC/KIMBRELL RHONDA  
 52 JANET DR  
 CRAWFORDVILLE, FL 32327-4501

2024

00-00-121-122-11977-042



ELEMENT		CD	CONSTRUCTION		
Foundation	03	CONCR	STEM	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	26	AL	SIDING	100	
Roof Structur	03	GABLE	HIP	100	
Roof Cover	03	COMP	SHNGL	60	
Roof Cover	12	MODULAR	MT	40	
Interior Wall	05	DRYWALL	100		
Interior Floor	11	CLAY	TILE	70	
Interior Floor	14	CARPET	30		
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1993	1,512	150,754
BAS	378	100	2011	378	37,688
FCP	624	25	1993	156	15,554
FOP	156	35	1993	55	5,484
FST	60	65	1991	39	3,889
TOTALS	2,730			2,140	213,369

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0200	02	2,140	200.4750	203.48	435,447	1988	1992	0	0	51.00	49.00

1 MOBILE HOM 0% - 2024 Heated Area: 1890 HX Base Yr

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	213,369		
TOTAL MARKET OB/XF VALUE	2,048		
TOTAL LAND VALUE - MARKET	85,000		
TOTAL MARKET VALUE	300,417		
SOH/AGL Deduction	0		
ASSESSED VALUE	300,417		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	300,417		
TOTAL JUST VALUE	300,417		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	256,146		
INCR EYB 1988-1992 RE-ROOF-CC 2-2022			
OUT FO CO ADDRESS SINCE 2017 NO PREV REPLY			
REMOVE 2022 HX NO RESPONSE FROM HQ LETTER			
BLDG SCREEN			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000164	RE-ROOF-CC	0	02/16/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1250/0736	2/07/2022	WD Q	Q	I	01	235,000
GRANTOR: HAYDEN CHARLES & AMY						
GRANTEE: KIMBRELL FRANKLYN E						
0915/0511	7/03/2013	WD Q	Q	I	01	175,000
GRANTOR: LASAC, INC						
GRANTEE: HAYDEN CHARLES & AM						

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	18	12	216.00	SF	6.00	6.00	100	1991	1991	3	20	259	
3	0130	FIRE PLACE	0	0	0	0	1.00	UT	1,300.00	1,300.00	100	1988	1988	3	45	585	
4	0375	WOOD WALK	0	0	12	3	36.00	SF	15.00	15.00	100	2004	2004	3	23	124	
5	0371	FLOATING D	0	0	20	10	200.00	SF	20.00	20.00	100	2006	2006	3	27	1,080	

BLD DATE		02/28/2019	RTSR	LGL DATE	
XF DATE	02/28/2019	RTSR	LAND DATE	02/09/2010	JBHC
INC DATE			AG DATE		

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2011] W14 S27 BAS=[YR=1993] N27 W56 S27 E56\$	
FCP=[YR=1993] W56 S12 E48 N6 E8 N6\$ FOP=[YR=1993] S6 E2 S6	
FST=[YR=1991] N6 W10 S6 E10\$ E12 N12 W14\$ E14 N27\$.	

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			60.00	116.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							