

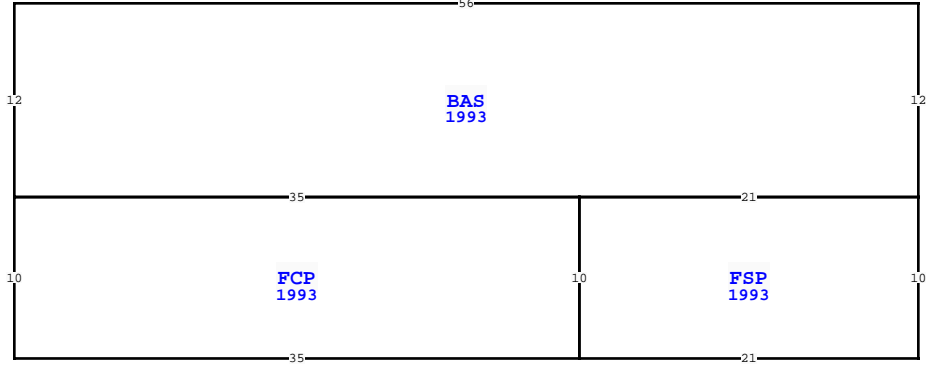
PARADISE VILLAGE SHELL POINT
 UNIT I LOT 45 OR 24 P 41
 OR 68 P 465 OR 163 P 337

WARE FRANK/WARE ELAINE ETAL
 5255 AUBREY LN
 CUMMING, GA 30028

2024

00-00-121-122-11977-045


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
01	WOOD FRAME 100				
02	WOOD FRAME 100				
26	AL SIDING 100				
01	FLAT 100				
01	MINIMUM 100				
04	PLYWOOD 100				
14	CARPET 100				
04	AIR DUCTED 100				
03	CENTRAL 100				
2	100				
2	100				
1.	1. 100				
PV	PV GRD 100				
0	100				
03	AVERAGE				
0200	MOBILE HOME				
4	MKT AREA		06		
122.100		1.45/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	1993	672	49,518
FCP	350	25	1993	88	6,484
FSP	210	60	1993	126	9,285
TOTALS	1,232			886	65,288

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0200	02	886	181.5000	184.22	163,219	1974	1974	0	0	60.00	40.00
1 MOBILE HOM 0% - 2024 Heated Area: 672 HX Base Yr											
											
BLD DATE	02/28/2019		RTSR	LGL DATE	02/09/2010		JBHC				
XF DATE	02/28/2019		RTSR	LAND DATE							
INC DATE											

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			65,288
TOTAL MARKET OB/XF VALUE			5,264
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			155,552
SOH/AGL Deduction			0
ASSESSED VALUE			155,552
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			155,552
TOTAL JUST VALUE			155,552
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			125,987
BLDG SCREEN			
5 YR PRCL CH, DELETE MH IN XFOB, ACTIVE ON			
5 YR PRCL CHK PU XFOB LN 5			
MICHAEL, ALL REPAIRS COMPLETE IN 2018			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
15000015	DOCK/SEAWALL	0	02/02/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1343/0487	1/10/2024	WD Q	Q	I	01	198,500
GRANTOR: DAVIS WALTER GENE & S						
GRANTEE: WARE FRANK & ELAINE						
1312/0387	5/08/2023	WD Q	Q	I	01	150,000
GRANTOR: MACMILLAN CAROL G & H						
GRANTEE: DAVIS WALTER & SHER						

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	24	10	240.00	SF	6.00	6.00	100	1987	1987	3	20	288	
3	0375	WOOD WALK	0	0	16	4	64.00	SF	15.00	15.00	100	2015	2015	3	67	643	
4	0371	FLOATING D	0	0	20	8	160.00	SF	20.00	20.00	100	2015	2015	3	67	2,144	
5	0371	FLOATING D	0	0	18	8	144.00	SF	20.00	20.00	100	2017	2017	3	76	2,189	

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=1993] W56 S12 FCP=[YR=1993] S10 E35 N10 W35 \$ E35			
FSP=[YR=1993] S10 E21 N10 W21\$ E21 N12 \$.			

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	114.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							