PARADISE VILLAGE SHELL POINT
UNIT I LOT 46
OR 53 P 759 OR 78 P 916

WALKER CLARK/WALKER JULIE
10 TIFTON WORTH CO LINE RD
TIFTON, GA 31793

2024

00-00-121-122-11977-046

BUILDING CHARACTERISTICS

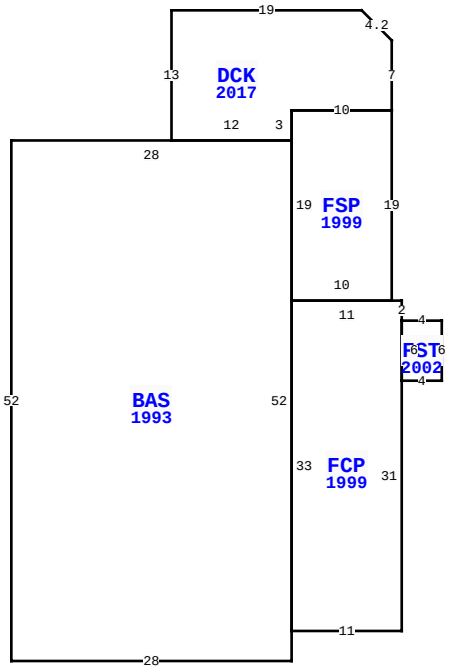
ELEMENT	CD	CONSTRUCTION
Foundation	03	CONCR STEM 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	GALVALUM 70
Roof Cover	13	GALVALUM 30
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Heating Type	04	AIR DUCTED 100
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	1,456	100	1993	1,456	127,397
DCK	252	10	2017	25	2,187
FCP	363	25	1999	91	7,962
FSP	190	60	1999	114	9,975
FST	24	65	2002	16	1,400
TOTALS	2,285			1,702	148,922

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,702	191.5650	194.44	330,937	1988	1988	0	0	0	55.00	45.00

1 MOBILE HOM 0% - 0 Heated Area: 1456 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			AG DATE

44 JANET DR, CRAWFORDVILLE

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	148,922
TOTAL MARKET OB/XF VALUE	5,775
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	239,697
SOH/AGL Deduction	43,978
ASSESSED VALUE	195,719
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	195,719
TOTAL JUST VALUE	239,697
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	209,136

CHG TRAV ADD PTO, MAKE FCP LONGER, A/C, HTTP, CHG
BLDG SCREEN
5 YR PRCL CH, DELETE MH IN XFOB, ACTIVE ON
5 YR PRCL CK, CHG FLOR PU DCK2017

PERMIT NUM	DESCRIPTION	AMT	ISSUED
OBN24-00018	BOAT LIFT-CC		04/09/2024
18001269	REROOF-CO	0	11/19/2018
20051078	RE-ROOF	0	07/25/2005
025464	ELEC	0	07/28/1999
025433	FSP	0	07/20/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1017/0688	11/18/2016	WD	Q	I	01	145,000
GRANTOR: LINDQUIST ALICE						
GRANTEE: WALKER CLARK & JULI						
0262/0599	9/28/1995	WD	Q	I		77,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1999] W10 S19 FCP=[YR=1999] S33 E11 N31 FST=[YR=2002] S6 E4 N6 W4$ N2 W11$ E10 N19$ DCK=[YR=2017] N7 U3 L3 W19 S13 E12 BAS=[YR=1993] W28 S52 E28 N52$ N3 E10$.

EXTRA FEATURES

LN	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	32	11	352.00	SF	6.00	6.00	100	1980	1980	3	20	422	
3	0371	FLOATING D	0	0	16	10	160.00	SF	20.00	20.00	100	2006	2006	3	27	864	
4	0375	WOOD WALK	0	0	20	4	80.00	SF	15.00	15.00	100	1987	1987	3	20	240	
5	0130	FIRE PLACE	0	0	0	0	1.00	UT	1,300.00	1,300.00	100	1996	1996	3	53	689	
11	0371	FLOATING D	0	0	20	10	200.00	SF	20.00	20.00	100	2020	2020	3	89	3,560	

LAND DESCRIPTION

TOTAL OB/XF 5,775

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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							

REVIEW DATE 09/23/2024 BY LW Total Acres: 0.16 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 06/17/2026 BY SYS