PARADISE VILLAGE SHELL POINT
UNIT I LOT 47
OR 54 P 199 & OR 78 P 353

BGD PROPERTIES LLC
PO BOX 710
TIFTON, GA 31793

2024

00-00-121-122-11977-047

BUILDING CHARACTERISTICS

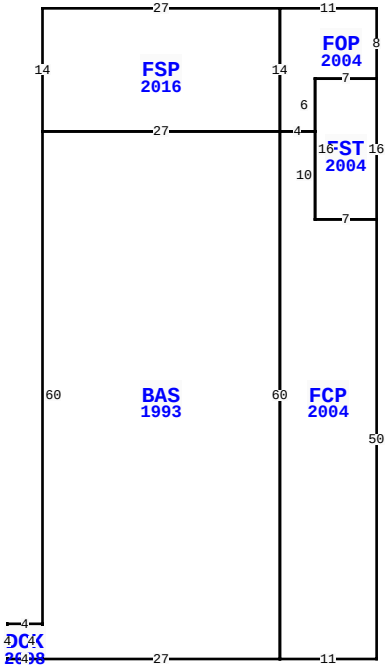
ELEMENT	CD	CONSTRUCTION
Foundation	03	CONCR STEM 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	10	LAMINATED 60
Interior Floo	14	CARPET 40
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 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	1,620	100	1993	1,620	122,848
DCK	16	10	2008	2	152
FCP	590	25	2004	148	11,223
FOP	112	35	2004	39	2,958
FSP	378	60	2016	227	17,214
FST	112	65	2004	73	5,536
TOTALS	2,828			2,109	159,930

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	2,109	186.7800	189.58	399,824	1982	1983	0	0	0	60.00	40.00

1 MOBILE HOM 0% - 0 Heated Area: 1620 HX Base Yr



42 JANET DR, CRAWFORDVILLE

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

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	159,930
TOTAL MARKET OB/XF VALUE	3,637
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	248,567
SOH/AGL Deduction	49,938
ASSESSED VALUE	198,629
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	198,629
TOTAL JUST VALUE	248,567
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	212,868

FUTURE PAPER - CHG TRAV ADD PTO, DCK, DEMO/PU XFOB
BLDG SCREEN
5 YR PRCL CH, DELETE MH IN XFOB, ACTIVE ON
MICHAEL, ALL REPAIRS COMPLETE IN 2018

PERMIT NUM	DESCRIPTION	AMT	ISSUED
OBN23-00032	BOAT LIFT-CC	0	08/16/2023
16001023	REMODEL/REPAIR	0	10/26/2016
31749	REROOF & WINDOWS	0	04/29/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1064/0864	12/21/2017	WD	U	I	11	0
GRANTOR: LEONARD KENNETH E & J						
GRANTEE: BGD PROPERTIES, LLC						
1059/0527	12/21/2017	WD	Q	I	01	206,200
GRANTOR: LEONARD KENNETH E & J						
GRANTEE: BGD PROPERTIES, LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2004] W11 S14 E4 N6 E7 FST=[YR=2004] W7 S16 E7
FCP=[YR=2004] W7 N10 W4 S60 BAS=[YR=1993] N60 W27
FSP=[YR=2016] E27 N14 W27 S14$ S60 DCK=[YR=2008] N4 W4 S4 E4$ E27$ E11 N50$ N16$ N8$.

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	0371	FLOATING D	0	0	24	10	240.00	SF	20.00	20.00	100	1991	1991	3	20	960	
3	0210	CONCRETE D	0	0	12	11	132.00	SF	6.00	6.00	100	1991	1991	3	20	158	
4	0130	FIRE PLACE	0	0	0	0	1.00	UT	1,300.00	1,300.00	100	2000	2000	3	57	741	
5	0350	BOATDOCK A	0	0	6	3	18.00	SF	24.00	24.00	100	1991	1991	3	20	86	
6	0371	FLOATING D	0	0	16	8	128.00	SF	20.00	20.00	100	2013	2013	3	57	1,459	
7	0375	WOOD WALK	0	0	11	3	33.00	SF	15.00	15.00	100	2011	2011	3	47	233	

LAND DESCRIPTION

TOTAL OB/XF 3,637

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 07/16/2024 BY Nwatts Total Acres: 0.16 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 04/01/2026 BY SYS