

PARADISE VILLAGE SHELL POINT  
 UNIT I LOT 57  
 OR 52 P 542 OR 178 P 754

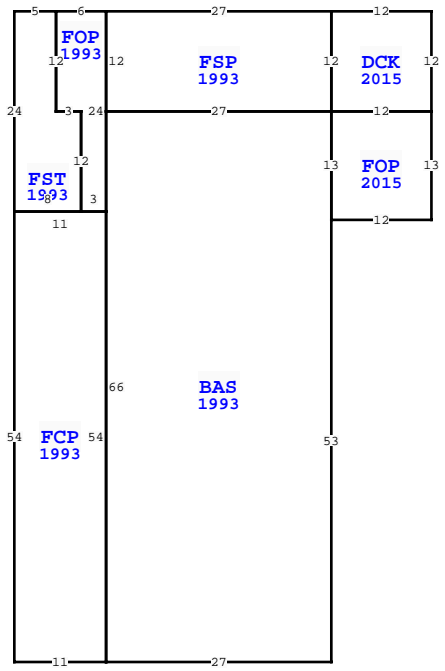
BALDWIN CHARLES A JR/BALDWIN TAMMY  
 14750 BEACH BLVD  
 JACKSONVILLE, FL 32250

**2024**

00-00-121-122-11977-057

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	01	WOOD FRAME	100
Frame	02	WOOD FRAME	100
Exterior Wall	01	MINIMUM	50
Exterior Wall	30	VINYL	50
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	07	VYL PLANK	100
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
BAS	1,782	100	1993
DCK	144	10	2015
FCP	594	25	1993
FOP	108	35	1993
FOP	156	35	2015
FSP	324	60	1993
FST	156	65	1993
TOTALS	3,264		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0200	02	2,332	158.4000	160.78	374,939	1984	1990		0	53.00	47.00		
1 MOBILE HOM 0% - 0 Heated Area: 1782 HX Base Yr													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		176,221	
TOTAL MARKET OB/XF VALUE		4,220	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		265,441	
SOH/AGL Deduction		13,405	
ASSESSED VALUE		252,036	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		252,036	
TOTAL JUST VALUE		265,441	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		229,124	
5 YR PRCL CK, CHG ELMNTS AS FUTURE PAPER, NO VISIB			
COA RQST TAMMY BALDWIN, SEE SCAN			
MM 5YR CK - DEMO XFOBS, CORR INTW & FLOOR			
PERMIT PU ALUM WALKWAY, DEM DOCK CC 11/4/22			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000862	SEAWALL-CC	0	08/31/2022
2011815	REMODEL-CO	0	11/30/2011
2010973	MECH	0	09/23/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1240/0387	11/10/2021	WD Q	I	I	01	270,000
GRANTOR: BRYAN WILLIAM P & CHA						
GRANTEE: BALDWIN CHARLES A J						
1174/0711	10/21/2020	WD Q	I	I	01	245,000
GRANTOR: WHITE CLYDE W & CAROL						
GRANTEE: BRYAN WILLIAM P & C						

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
1	0210	CONCRETE D	0	0	10	64	SF	6.00	6.00	100	1993	1993	3	20	768	
2	0375	WOOD WALK	0	0	10	3	SF	15.00	15.00	100	2014	2014	3	62	279	
3	0371	FLOATING D	0	0	16	12	SF	20.00	20.00	100	2014	2014	3	62	2,381	
4	0335	ALUMINUM W	0	0	12	4	SF	17.00	17.00	100	2022	2022	3	97	792	
TOTALS														4,220		

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			56.00	130.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							