

PARADISE VILLAGE SHELL POINT
UNIT 1 LOT 61
OR 95 P 192 & OR 103 P 309

RUSSELL GARY R/RUSSELL MARGARET P
21 CONNIE DR
CRAWFORDVILLE, FL 32327

2024

00-00-121-122-11977-061



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Foundation	01	WOOD FRAME 100			
Frame	02	WOOD FRAME 100			
Exterior Wall	26	AL SIDING 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	13	GALVALUM 70			
Roof Cover	12	MODULAR MT 30			
Interior Wall	04	PLYWOOD 100			
Interior Floo	14	CARPET 80			
Interior Floo	08	SHT VINYL 20			
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	1,342	100	1993	1,342	100,419
FCP	476	25	2004	119	8,904
FEP	288	85	2008	245	18,333
FOP	240	35	2004	84	6,286
FST	100	65	1994	65	4,864
TOTALS	2,446			1,855	138,806

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HOM	100% - 2022									
			Heated Area: 1587			HX Base Yr 2022					

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		138,806	
TOTAL MARKET OB/XF VALUE		2,134	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		225,940	
SOH/AGL Deduction		13,905	
ASSESSED VALUE		212,035	
TOTAL EXEMPTION VALUE		HX HB SX 100,000	
BASE TAXABLE VALUE		112,035	
TOTAL JUST VALUE		225,940	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		205,859	
NO STORM DAMAGE, CHG A/C,HTTP, FNDN, PU XFOB			
PU XFOB			
MM PERMIT CK; SEAWALL REPLCD; CC 11/2022			
BLDG SCREEN			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000859	SEAWALL-CC	0	08/31/2022
19000335	MECH-CO	0	06/28/2019
200991	REROOF (MTL)	0	01/30/2009
20061018	SCREEN ROOM	0	06/20/2006
2006600	MECHANICAL	0	04/04/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1204/0384	4/16/2021	WD Q	Q	I	01	210,000
GRANTOR: REDDING J GARY & PATR						
GRANTEE: RUSSELL GARY R & MA						
0642/0370	2/17/2006	WD Q	Q	I		217,500
GRANTOR: III WARDLAW ROBERT A						
GRANTEE: REDDING J GARY & PA						

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	0 100	20 12	240.00	SF	6.00	6.00	100	1987	1987	3	20	288	
2	0375	WOOD WALK	0 100	13 2	26.00	SF	15.00	15.00	10	2004	2004	3	10	39	
3	0371	FLOATING D	0 100	20 10	200.00	SF	20.00	20.00	100	2007	2007	3	30	1,200	
4	0371	FLOATING D	0 100	12 6	72.00	SF	20.00	20.00	100	2007	2007	3	30	432	
5	0360	BOATDOCK F	0 100	0 0	12.00	SF	15.00	15.00	100	2022	2022	3	97	175	

TOTAL OB/XF											
2,134											
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											
FEP=[YR=2008] W12 S24 E12 FOP=[YR=2004] W20 S12											
FCP=[YR=2004] N2 W10 N10 FST=[YR=1994] S10 E10 N10 W10\$ W38											
BAS=[YR=1993] E56 N24 W54 L2 D2 S22\$ S12 E48\$ E20 N12\$ N24\$.											

LAND DESCRIPTION																								
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	100			32.00	124.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							