

PARADISE VILLAGE SHELL POINT  
 UNIT 1 LOT 64 OR 51 P 735  
 OR 70 P 764 OR 221 P 716

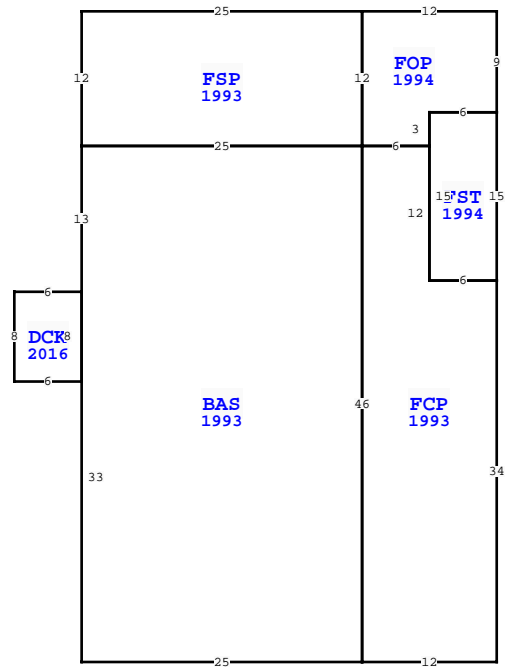
DAVIS JANE K/DAVIS MATTHEW C  
 2684 E WASHINGTON HWY  
 MONTICELLO, FL 32344

**2024**

00-00-121-122-11977-064

ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
01	WOOD FRAME 100		
02	WOOD FRAME 100		
26	AL SIDING 100		
03	GABLE/HIP 100		
01	MINIMUM 50		
12	MODULAR MT 50		
05	DRYWALL 100		
08	SHT VINYL 50		
14	CARPET 50		
04	AIR DUCTED 100		
03	CENTRAL 100		
3	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/		
BAS	1,150	100	1993
DCK	48	10	2016
FCP	480	25	1993
FOP	126	35	1994
FSP	300	60	1993
FST	90	65	1994
TOTALS	2,194		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0200	02	1,557	177.3750	180.04	280,322	1984	1984	0	0	60.00	40.00
1 MOBILE HOM 0% - 0 Heated Area: 1150 HX Base Yr											



WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				112,129		
TOTAL MARKET OB/XF VALUE				3,069		
TOTAL LAND VALUE - MARKET				85,000		
TOTAL MARKET VALUE				200,198		
SOH/AGL Deduction				44,117		
ASSESSED VALUE				156,081		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				156,081		
TOTAL JUST VALUE				200,198		
NCON VALUE				0		
INCOME VALUE				0		
PREVIOUS YEAR MKT VALUE				175,395		
NO STORM DAMAGE, CHG FNDN, A/C, HTTP, PU XFOB						
SEAWALL BELONGS TO COMMON AREA - NOT THE PARCEL OW						
COA PER NCOA REPORT						
BLDG SCREEN						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
OBN23-00038	BOAT LIFT	0	09/08/2023			
23000250	SEAWALL-CC	0	07/19/2023			
18001329	MECH	0	12/04/2018			
21495	N/A	0	10/18/1996			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1356/0103	4/16/2024	QC	U	I	11	100
GRANTOR: DAVIS JANE K						
GRANTEE: DAVIS JANE K						
0958/0699	12/30/2014	WD	Q	I	01	160,000
GRANTOR: M & W FINANCEA INC						
GRANTEE: DAVIS JANE K						
BLD DATE						02/28/2019
XF DATE						02/28/2019
INC DATE						
LGL DATE						02/09/2010
LAND DATE						JBHC
AG DATE						
27 CONNIE DR, CRAWFORDVILLE						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
2	0371	FLOATING D	0	0	20	8	160.00	SF	20.00	20.00	100
3	0210	CONCRETE D	0	0	32	12	384.00	SF	6.00	6.00	100
4	0371	FLOATING D	0	0	15	5	75.00	SF	20.00	20.00	100
5	0375	WOOD WALK	0	0	14	4	56.00	SF	15.00	15.00	100
6	0007	ELECTRIC L	0	0	0	0	1.00	UT	7,500.00	7,500.00	100

TOTAL OB/XF												3,069												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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			57.00	126.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE																							
05/10/2022 BY JSJS Total Acres: 0.16 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 06/17/2026 BY SYS																							