

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

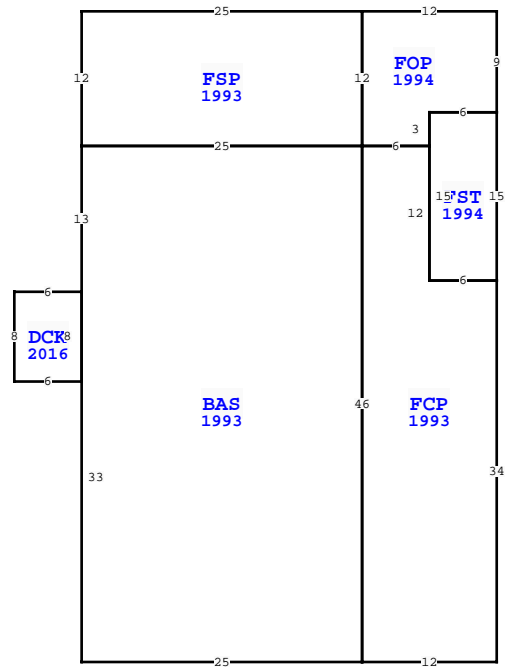
DAVIS JANE K/DAVIS MATTHEW C  
 2684 E WASHINGTON HWY  
 MONTICELLO, FL 32344

**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		1,557

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			
VALUATION SUMMARY			PAGE 1 of 1
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 / V / I / RSN CD
1356/0103	4/16/2024	QC U	I 11
GRANTOR: DAVIS JANE K			
GRANTEE: DAVIS JANE K			
0958/0699	12/30/2014	WD Q	I 01
GRANTOR: M & W FINANCEA INC			
GRANTEE: DAVIS JANE K			
BUILDING NOTES			
BUILDING DIMENSIONS			
FOP=[YR=1994] W12 S12 E6 N3 E6 FST=[YR=1994] W6 S15 E6			
FCP=[YR=1993] W6 N12 W6 S46 BAS=[YR=1993] N46 W25			
FSP=[YR=1993] E25 N12 W25 S12 S13 DCK=[YR=2016] S8 W6 N8 E6 S33 E25 E12 N34 S15 N9 S.			

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
2	0371	FLOATING D	0	0 20 8	160.00	SF	20.00	20.00	100	1981	1981	3	20	640	
3	0210	CONCRETE D	0	0 32 12	384.00	SF	6.00	6.00	100	1983	1983	3	20	461	
4	0371	FLOATING D	0	0 15 5	75.00	SF	20.00	20.00	100	1990	1990	3	20	300	
5	0375	WOOD WALK	0	0 14 4	56.00	SF	15.00	15.00	100	1990	1990	3	20	168	
6	0007	ELECTRIC L	0	0 0 0	1.00	UT	7,500.00	7,500.00	100	1990	1990	3	20	1,500	

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	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							