PARADISE VILLAGE SHELL POINT
UNIT 1 LOT 68 OR 69 P 258
OR 91 P 475/640

BLACKSHEAR DAVID S/BLACKSHEAR ALLYSON R
109 DEMERE RETREAT LN
SAINT SIMONS ISLAND, GA 31522

**2024**

**00-00-121-122-11977-068**

## BUILDING CHARACTERISTICS

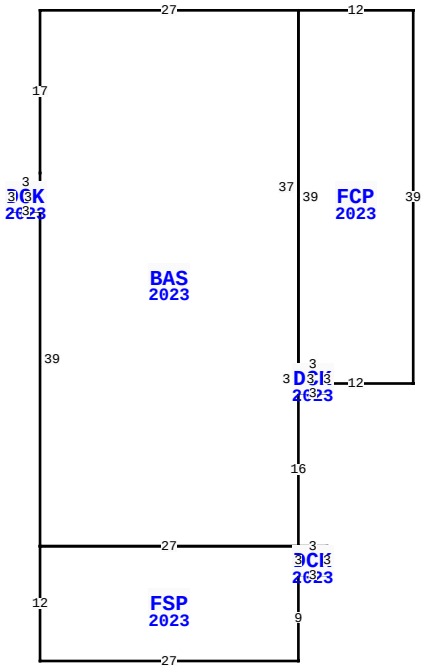
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Foundation | 01 | WOOD FRAME 100 |
| Frame | 02 | WOOD FRAME 100 |
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 13 | GALVALUM 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 07 | VYL PLANK 100 |
| Heating Type | 13 | HEAT PUMP 100 |
| Air Condition | 13 | HEAT PUMP 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Condition Adj | 12 | AVERAGE 100 |
| Quality | 03 | AVERAGE |
| DOR CODE | 0200 | MOBILE HOME |
| MAP NUM | 4 | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 000 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,512 | 100 | 2023 | 1,512 | 115,132 |
| DCK | 9 | 10 | 2023 | 1 | 76 |
| DCK | 9 | 10 | 2023 | 1 | 76 |
| DCK | 9 | 10 | 2023 | 1 | 76 |
| FCP | 468 | 25 | 2023 | 117 | 8,909 |
| FSP | 324 | 60 | 2023 | 194 | 14,773 |
| TOTALS | 2,331 | | | 1,826 | 139,042 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0200 | 02 | 1,826 | 111.0000 | 77.70 | 141,880 | 2023 | 2023 | 0 | 0 | 0 | 2.00 | 98.00 |

2 MOBILE HOM 0% - 2024 Heated Area: 1512 HX Base Yr




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

35 CONNIE DR, CRAWFORDVILLE

## WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 139,042 |
| TOTAL MARKET OB/XF VALUE | 18,378 |
| TOTAL LAND VALUE - MARKET | 85,000 |
| TOTAL MARKET VALUE | 242,420 |
| SOH/AGL Deduction | 7,965 |
| ASSESSED VALUE | 234,455 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 234,455 |
| TOTAL JUST VALUE | 242,420 |
| NCON VALUE | 152,578 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 145,420 |

MM 0700 PU BY PRMT NO INSP LW 9/11/23

MM DEMO MH AND XFOBS; PU NCON AND XFOBS 3/8/23

BLDG SCREEN

5 YR PRCL CH, DELETE MH IN XFOB, ACTIVE ON

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| OBN23-00040 | SHED-CC | 0 | 09/14/2023 |
| B23-000729 | CARPORT-CC | 0 | 06/16/2023 |
| B22-000549 | MH-CO | 0 | 06/06/2022 |
| 19000348 | REPAIRS | 0 | 03/22/2019 |
| 19000090 | HVAC-CO | 0 | 01/18/2019 |
| 027437 | REROOF | 0 | 02/06/2001 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0964/0302 | 2/23/2015 | WD | Q | I | 01 | 90,000 |
| GRANTOR: KLIEFORTH GLORIA & CH | | | | | | |
| GRANTEE: BLACKSHEAR DAVID S | | | | | | |
| 0186/0467 | 12/01/1991 | WD | U | V | | 100 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=30,10] E27 S37 S3 S16 W27 N39 N17 $
FCP=[YR=2023;ORIG=57,10] E12 S39 W12 N39 $
FSP=[YR=2023;ORIG=30,66] E27 S3 S9 W27 N12 $
DCK=[YR=2023;ORIG=57,47] E3 S3 W3 N3 $
DCK=[YR=2023;ORIG=57,66] E3 S3 W3 N3 $
DCK=[YR=2023;ORIG=27,28] E3 S3 W3 N3 $
.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 7 | 0130 | FIRE PLACE | 0 | 0 | 0 | 0 | 1.00 | UT | 1,300.00 | 1,300.00 | 100 | 1981 | 1981 | 3 | 20 | 260 | |
| 10 | 0335 | ALUMINUM W | 0 | 0 | 13 | 3 | 39.00 | SF | 17.00 | 17.00 | 100 | 2020 | 2020 | 3 | 89 | 590 | |
| 11 | 0371 | FLOATING D | 0 | 0 | 20 | 10 | 200.00 | SF | 20.00 | 20.00 | 100 | 2024 | 2020 | AV | 89 | 3,560 | |
| 12 | 0371 | FLOATING D | 0 | 0 | 21 | 10 | 210.00 | SF | 20.00 | 20.00 | 100 | 2024 | 2020 | AV | 89 | 3,738 | |
| 14 | 0210 | CONCRETE D | 0 | 0 | 0 | 0 | 1,218.00 | SF | 6.00 | 6.00 | 100 | 2024 | 2023 | AV | 100 | 7,308 | |
| 15 | 0211 | CONCRETE W | 0 | 0 | 59 | 3 | 177.00 | SF | 6.00 | 6.00 | 100 | 2024 | 2023 | AV | 100 | 1,062 | |
| 16 | 0211 | CONCRETE W | 0 | 0 | 0 | 0 | 208.00 | SF | 6.00 | 6.00 | 100 | 2024 | 2023 | AV | 100 | 1,248 | |
| 18 | 0335 | ALUMINUM W | 0 | 0 | 12 | 3 | 36.00 | SF | 17.00 | 17.00 | 100 | 2024 | 2023 | AV | 100 | 612 | |
| 19 | 0700 | PORT BLDG | 0 | 0 | 7 | 10 | 70.00 | SF | 0.00 | 0.00 | 100 | 2024 | 2023 | | 98 | 0 | |

## LAND DESCRIPTION

TOTAL OB/XF 18,378

| 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 | | | 53.00 | 126.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 85,000.00 | 85,000.00 | 85,000 | | | | | | | |

REVIEW DATE 09/11/2023 BY MMLW Total Acres: 0.15 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 06/17/2026 BY SYS