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

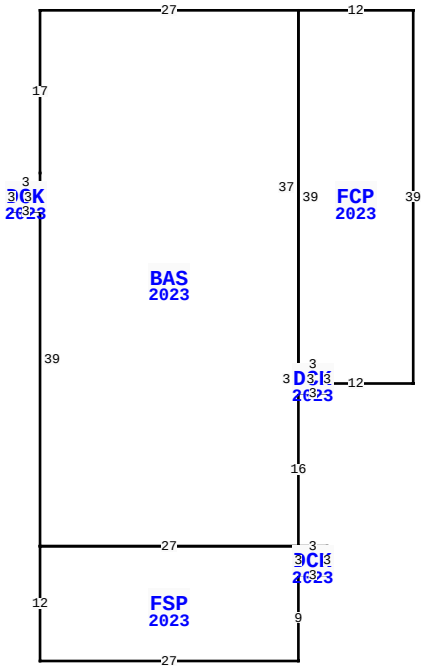
ELEMENT	CD	CONSTRUCTION
Foundation	01	WOOD FRAME 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	GALVALUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	VYL PLANK 100
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Bedrooms		3 100
Bathrooms		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

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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 04/08/2026 BY SYS