PARADISE VILLAGE SHELL POINT
UNIT 1 LOT 69
OR 54 P 11 & OR 98 P 947

KEEN CATHERINE/CHANEY MICHAEL
2402 KILLARNEY WAY
TALLAHASSEE, FL 32309

**2024**

**00-00-121-122-11977-069**

## BUILDING CHARACTERISTICS

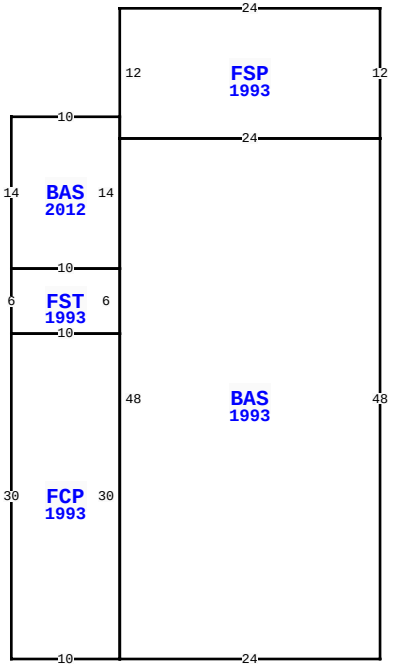
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Foundation | 03 | CONCR STEM 100 |
| Frame | 02 | WOOD FRAME 100 |
| Exterior Wall | 26 | AL SIDING 100 |
| Roof Structur | 01 | FLAT 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 07 | VYL PLANK 90 |
| Interior Floo | 11 | CLAY TILE 10 |
| 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 | 1,152 | 100 | 1993 | 1,152 | 102,283 |
| BAS | 140 | 100 | 2012 | 140 | 12,430 |
| FCP | 300 | 25 | 1993 | 75 | 6,659 |
| FSP | 288 | 60 | 1993 | 173 | 15,360 |
| FST | 60 | 65 | 1993 | 39 | 3,462 |
| TOTALS | 1,940 | | | 1,579 | 140,196 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0200 | 02 | 1,579 | 186.1200 | 188.91 | 298,289 | 1974 | 1990 | 0 | 0 | 0 | 53.00 | 47.00 |

1 MOBILE HOM 0% - 0 Heated Area: 1292 HX Base Yr




37 CONNIE DR, CRAWFORDVILLE

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

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | 0371 | FLOATING D | 0 | 0 | 22 | 10 | 220.00 | SF | 20.00 | 20.00 | 100 | 1994 | 1994 | 3 | 20 | 880 | |
| 3 | 0210 | CONCRETE D | 0 | 0 | 55 | 10 | 550.00 | SF | 6.00 | 6.00 | 100 | 1993 | 1993 | 3 | 20 | 660 | |
| 4 | 0335 | ALUMINUM W | 0 | 0 | 13 | 2 | 26.00 | SF | 17.00 | 17.00 | 100 | 2013 | 2013 | 3 | 57 | 252 | |
| 5 | 0371 | FLOATING D | 0 | 0 | 24 | 12 | 288.00 | SF | 20.00 | 20.00 | 100 | 2004 | 2004 | 3 | 23 | 1,325 | |

## WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 140,196 |
| TOTAL MARKET OB/XF VALUE | 3,117 |
| TOTAL LAND VALUE - MARKET | 85,000 |
| TOTAL MARKET VALUE | 228,313 |
| SOH/AGL Deduction | 7,472 |
| ASSESSED VALUE | 220,841 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 220,841 |
| TOTAL JUST VALUE | 228,313 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 200,765 |

BLDG SCREEN

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

REMODEL ON ENTERIOR CHANGE EYB

MICHAEL, ALL REPAIRS COMPLETE IN 2018

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 2010798 | RE-ROOF | 0 | 07/23/2010 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1172/0152 | 10/02/2020 | WD | Q | I | 01 | 200,000 |
| GRANTOR: CRAMER JON H & CARLA | | | | | | |
| GRANTEE: KEEN CATHERINE & CH | | | | | | |
| 1172/0151 | 10/01/2020 | QC | U | I | 11 | 100 |
| GRANTOR: MICK MARVIN R & ELOIS | | | | | | |
| GRANTEE: CRAMER JON H & CARL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FSP=[YR=1993] W24 S12 E24 BAS=[YR=1993] W24 S48
FCP=[YR=1993] N30 W10 FST=[YR=1993] E10 N6 W10 BAS=[YR=2012] E10 N14 W10 S14$ S6$ S30 E10$ E24 N48$ N12$.

## LAND DESCRIPTION

TOTAL OB/XF 3,117

| 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 | | | 57.00 | 129.00 | 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: 0.17 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 04/08/2026 BY SYS