

PARADISE VILLAGE SHELL POINT
 UNIT 1 LOT 74
 OR 69 P 368 & OR 81 P 255

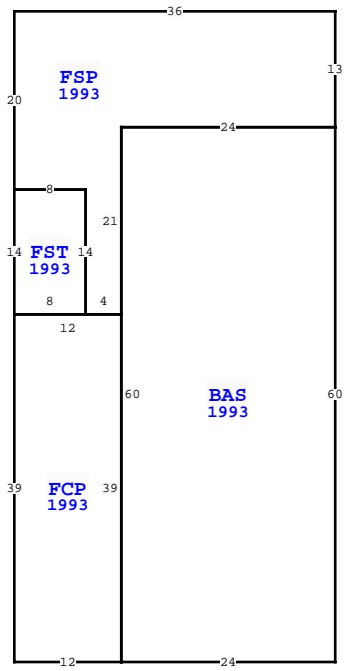
T.R. SPOONER FAMILY, LLC
 49 NEW RYE RD
 EPSOM, NEW HAMPSHIRE 03234

2024

00-00-121-122-11977-074

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	01	WOOD FRAME 100
Frame	02	WOOD FRAME 100
Exterior Wall	26	AL SIDING 100
Roof Structur	01	FLAT 100
Roof Cover	13	GALVALUM 60
Roof Cover	12	MODULAR MT 40
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
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
BAS	1,440	100
FCP	468	25
FSP	608	60
FST	112	65
TOTALS	2,628	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HOM	100% - 2024		193.27	385,574	1972	1993	0	0	50.00	50.00
Heated Area: 1440											
HX Base Yr 2024											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			192,787
TOTAL MARKET OB/XF VALUE			10,984
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			288,771
SOH/AGL Deduction			0
ASSESSED VALUE			288,771
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			238,771
TOTAL JUST VALUE			288,771
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			246,352
COA PER NCOA REPORT			
BLDG SCREEN			
5 YR PRCL CH, DELETE MH IN XFOB, ACTIVE ON			
COA PER USPS FORM 3547			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB23-000302	HVAC CHANGE OUT		06/12/2023
2010297	ALTERATION	0	04/28/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1351/0229	3/14/2024	WD Q	Q	I	01	325,000
GRANTOR: CRANDALL SHERYL L &						
GRANTEE: T.R. SPOONER FAMILY						
1296/0563	1/03/2023	WD Q	Q	I	01	296,000
GRANTOR: LAWRENCE RICHARD & EU						
GRANTEE: CRANDALL SHERYL L &						

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	0210	CONCRETE D	0 100	27	12	324.00	SF	6.00	6.00	100	1980	1980	3	20	389	
3	0210	CONCRETE D	0 100	65	10	650.00	SF	6.00	6.00	100	2007	2007	3	30	1,170	
4	0211	CONCRETE W	0 100	45	3	135.00	SF	6.00	6.00	100	1980	1980	3	20	162	
5	0211	CONCRETE W	0 100	48	2	96.00	SF	6.00	6.00	100	2004	2004	3	23	132	
6	0375	WOOD WALK	0 100	13	3	39.00	SF	15.00	15.00	100	2004	2004	3	23	135	
7	0371	FLOATING D	0 100	21	11	231.00	SF	20.00	20.00	100	2004	2004	3	23	1,063	
8	0371	FLOATING D	0 100	16	5	80.00	SF	20.00	20.00	100	2004	2004	3	23	368	
9	0006	ELECTRIC L	0 100	0	0	1.00	UT	8,500.00	8,500.00	100	2020	2020	3	89	7,565	

TOTAL OB/XF											
10,984											
BLD DATE	XF DATE	INC DATE	RTSR	LGL DATE	LAND DATE	AG DATE					
02/28/2019	02/28/2019						02/09/2010	JBHC			

BUILDING NOTES									

BUILDING DIMENSIONS									
FSP=[YR=1993] W36 S20 E8 S14 E4 N21 E24 BAS=[YR=1993] W24 S60 FCP=[YR=1993] N39 W12 FST=[YR=1993] E8 N14 W8 S14\$ S39 E12\$ E24 N60\$ N13\$.									

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100			58.00	125.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							