

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

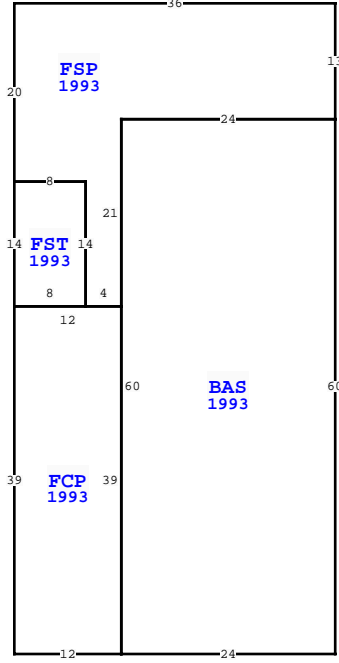
2024

00-00-121-122-11977-074



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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1993	1,440	139,155
FCP	468	25	1993	117	11,307
FSP	608	60	1993	365	35,272
FST	112	65	1993	73	7,055
TOTALS	2,628			1,995	192,787

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								
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	

BUILDING NOTES			
BLD DATE 02/28/2019 RTSR LGL DATE 02/09/2010 JBHC			
XF DATE 02/28/2019 RTSR LAND DATE			
INC DATE AG DATE			

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										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	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							