

PARADISE VILLAGE SHELL POINT
 UNIT 1 LOT 76
 OR 68 P 475 & OR 83 P 719

PARRISH ROY E JR
 PO BOX 334
 CHICKAMAUGA, GA 30707

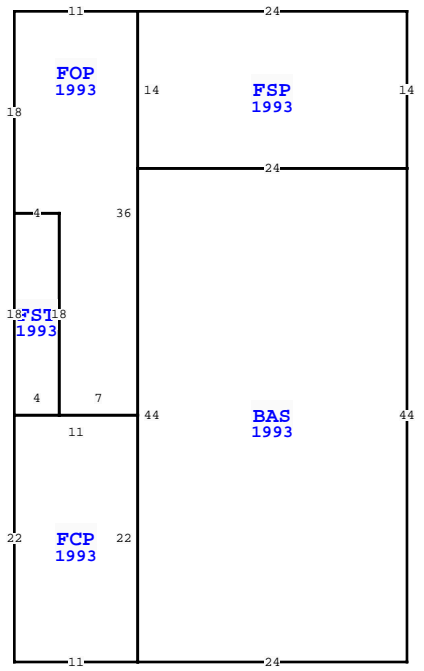
2024

00-00-121-122-11977-076



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
01	WOOD FRAME 100				
02	WOOD FRAME 100				
01	MINIMUM 100				
03	GABLE/HIP 100				
12	MODULAR MT 100				
05	DRYWALL 100				
08	SHT VINYL 50				
14	CARPET 50				
04	AIR DUCTED 100				
03	CENTRAL 100				
	3 100				
	2 100				
1.	1. 100				
PV	PV GRD 100				
	0 100				
03	AVERAGE				
0200	MOBILE HOME				
4	MKT AREA		06		
122.100	1.45/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	1993	1,056	76,885
FCP	242	25	1993	60	4,369
FOP	324	35	1993	113	8,227
FSP	336	60	1993	202	14,707
FST	72	65	1993	47	3,422
TOTALS	2,030			1,478	107,610

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0200	02	1,478	152.6250	154.91	228,957	1970	1990		0	53.00	47.00		
1 MOBILE HOM 0% - 0 Heated Area: 1056 HX Base Yr													



WAKULLA COUNTY PROPERTY				
VALUATION SUMMARY			PAGE 1 of 1	
VALUATION BY		STANDARD		
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE		107,610		
TOTAL MARKET OB/XF VALUE		11,384		
TOTAL LAND VALUE - MARKET		85,000		
TOTAL MARKET VALUE		203,994		
SOH/AGL Deduction		18,455		
ASSESSED VALUE		185,539		
TOTAL EXEMPTION VALUE		0		
BASE TAXABLE VALUE		185,539		
TOTAL JUST VALUE		203,994		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		178,724		
VERIFIED WITH GE THAT PROPERTY HAS ALWAYS HAD DOCK				
PU XFOB, DEMO XFOB				
COA PER TCO				
BLDG SCREEN				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
B22-001021	FLOATING DOCK-CC	0	10/13/2022	
19000094	REPAIR SCREEN RM-	0	02/19/2019	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD	SALE PRICE
0115/0870	10/01/1985	WD U	V	100
GRANTOR:				
GRANTEE:				
0061/0499	2/01/1978	WD U	I	13,500
GRANTOR:				
GRANTEE:				
BUILDING NOTES				
BUILDING DIMENSIONS				
FSP=[YR=1993] W24 S14 E24 BAS=[YR=1993] W24 S44				
FCP=[YR=1993] N22 W11 FST=[YR=1993] E4 N18 W4 FOP=[YR=1993] E4 S18 E7 N36 W11 S18\$ S18\$ S22 E11\$ E24 N44\$ N14\$.				

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
3	0210	CONCRETE D	0	0	71	11	781.00	SF	6.00	6.00	100	2009	2009	3	39	1,828	
6	0210	CONCRETE D	0	0	33	11	363.00	SF	6.00	6.00	100	1990	1990	3	20	436	
9	0375	WOOD WALK	0	0	12	4	48.00	SF	15.00	15.00	100	2024	2023		100	720	
10	0371	FLOATING D	0	0	14	30	420.00	SF	20.00	20.00	100	2024	2023		100	8,400	
TOTAL OB/XF 11,384																	

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	0			65.00	125.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							