

PARADISE VILLAGE SHELL POINT  
 UNIT 1 LOT 109  
 OR 94 P 711 & OR 104 P 779

SIMPSON ALBERT C JR/SIMPSON APRIL B  
 30 CONNIE DR  
 CRAWFORDVILLE, FL 32326

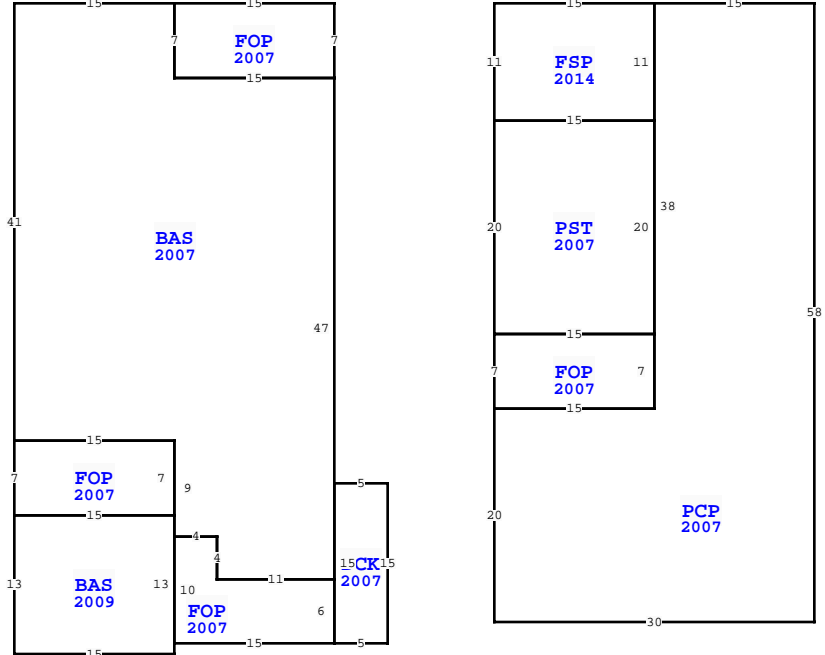
2024

00-00-121-122-11977-109



ELEMENT		CD	BUILDING CHARACTERISTICS		CONSTRUCTION	
Foundation	05	PILE CONCR	100			
Frame	02	WOOD FRAME	100			
Exterior Wall	30	VINYL	100			
Roof Structur	03	GABLE/HIP	100			
Roof Cover	03	COMP SHNGL	100			
Interior Wall	05	DRYWALL	100			
Interior Floor	11	CLAY TILE	50			
Interior Floor	14	CARPET	50			
Heating Type	04	AIR DUCTED	100			
Air Condition	03	CENTRAL	100			
Bedrooms			3	100		
Bathrooms			2	100		
Stories	1.	1.	100			
Class	00	N/A	100			
Units			0	100		
Quality	07	GOOD				
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	1,304	100	2007	1,304	186,193	
BAS	195	100	2009	195	27,844	
DCK	75	10	2007	8	1,143	
FOP	105	35	2007	37	5,283	
FOP	105	35	2007	37	5,283	
FOP	105	35	2007	37	5,283	
FOP	106	35	2007	37	5,283	
FSP	165	60	2014	99	14,136	
PCP	1,170	10	2007	117	16,706	
PST	300	15	2007	45	6,426	
TOTALS	3,630			1,916	273,578	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MOBILE HOM	100%	- 2023								
Heated Area: 1499										HX Base Yr 2023	



WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION BY		STANDARD				
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE				273,578		
TOTAL MARKET OB/XF VALUE				15,032		
TOTAL LAND VALUE - MARKET				85,000		
TOTAL MARKET VALUE				373,610		
SOH/AGL Deduction				122,943		
ASSESSED VALUE				250,667		
TOTAL EXEMPTION VALUE		HX HB		50,000		
BASE TAXABLE VALUE				200,667		
TOTAL JUST VALUE				373,610		
NCON VALUE				7,500		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				305,436		
MM PRMT CK, PU XFOB 6/23/23						
22 PORT FROM POLK - SIMPSON						
INCR EYB 2020-2022 PRMT OB22-000644						
BLDG SCREEN						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
22001181	BOAT LIFT-CC	0	01/10/2023			
22000644	RE-ROOF-CC	0	10/28/2022			
2011377	PLUMB	0	06/09/2011			
2007732	DEMO MH & REPLC-C	0	05/16/2007			
2007246	PILINGS/DCK	0	02/22/2007			
20061318	DEMO MH	0	08/10/2006			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1280/0780	8/26/2022	WD	Q	I	01	440,000
GRANTOR: PRANCE MARK & LOUISE						
GRANTEE: SIMPSON ALBERT C JR						
0528/0299	3/15/2004	WD	Q	I	03	100,000
GRANTOR: STOUTAMIRE						
GRANTEE: PRANCE						
BUILDING NOTES						
BUILDING DIMENSIONS						
FOP=[YR=2007] W15 S7 E15 BAS=[YR=2007] W15 N7 W15 S41 E15						
FOP=[YR=2007] W15 S7 E15 BAS=[YR=2009] W15 S13 E15 N13\$ N7\$						
S9 E4 S4 E11 FOP=[YR=2007] W11 N4 W4 S10 E15 DCK=[YR=2007] E5						
N15 W5 S15\$ N6\$ N47\$ PTR=E10 N7 E5 FSP=[YR=2014] S11 E15						
PST=[YR=2007] W15 S20 E15 FOP=[YR=2007] W15 S7 E15 N7\$ N20\$						
N11 PCP=[YR=2007] S38 W15 S20 E30 N58 W15\$ W15\$ W5 S7 W10\$ N7\$.						

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	100	43	26		1,118.00	SF	6.00			6.00	100	2007	2007	3	30	2,012	
3	0335	ALUMINUM W	0	100	12	3		36.00	SF	17.00			17.00	100	2014	2014	3	62	379	
4	0371	FLOATING D	0	100	0	0		451.00	SF	20.00			20.00	100	2013	2013	3	57	5,141	
9	0007	ELECTRIC L	0	100	0	0		1.00	UT	7,500.00			7,500.00	100	2024	2023	AV	100	7,500	

TOTAL OB/XF										15,032					
BLD DATE	09/20/2019	MMAK	LGL DATE												
XF DATE	09/20/2019	MMAK	LAND DATE	02/09/2010	JBHC										
INC DATE			AG DATE												

LAND DESCRIPTION										TOTAL OB/XF						15,032								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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			60.00	137.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							