PARADISE VILLAGE SHELL POINT
UNIT 1 LOT 110
OR 24 P 41 OR 64 P 663

MASSEY JOSEPH EDWARD JR/MASSEY BECKY L
28 CONNIE DR
CRAWFORDVILLE, FL 32327

2024

00-00-121-122-11977-110

BUILDING CHARACTERISTICS

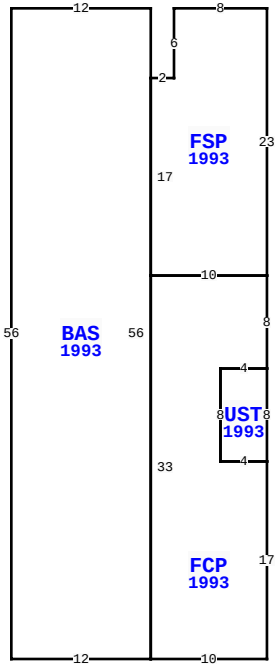
ELEMENT	CD	CONSTRUCTION
Foundation	01	WOOD FRAME 100
Frame	02	WOOD FRAME 100
Exterior Wall	26	AL SIDING 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 50
Roof Cover	12	MODULAR MT 50
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		2 100
Bathrooms		1 100
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	672	100	1993	672	49,744
FCP	298	25	1993	74	5,478
FSP	218	60	1993	131	9,697
UST	32	55	1993	18	1,332
TOTALS	1,220			895	66,252

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	895	182.3250	185.06	165,629	1974	1974	0	0	0	60.00	40.00

1 MOBILE HOM 100% - 2024 Heated Area: 672 HX Base Yr 2024



28 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	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		66,252
TOTAL MARKET OB/XF VALUE		2,274
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		153,526
SOH/AGL Deduction		0
ASSESSED VALUE		153,526
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		103,526
TOTAL JUST VALUE		153,526
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		123,439

ADDRESS CLEAN UP

BLDG SCREEN

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

COA PER NCOA MOVED ACCNTS REPORT WCPA TRIM

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1311/0014	5/02/2023	WD	Q	I	01	180,000
GRANTOR: HARRISON LEONARD						
GRANTEE: MASSEY JOSEPH EDWAR						
1042/0497	7/28/2017	WD	Q	I	01	97,000
GRANTOR: MANNING ROBERT A/K/A						
GRANTEE: HARRISON LEONARD						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1993] W8 S6 W2 S17 E10 FCP=[YR=1993] W10 S33 BAS=[YR=1993] N56 W12 S56 E12$ E10 N17 W4 N8 E4 UST=[YR=1993] W4 S8 E4 N8$ N8$ N23$.

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	0210	CONCRETE D	0	100	45	10	450.00	SF	6.00	6.00	100	1981	1981	3	20	540	
3	0371	FLOATING D	0	100	16	8	128.00	SF	20.00	20.00	100	2004	2004	3	23	589	
4	0371	FLOATING D	0	100	14	8	112.00	SF	20.00	20.00	100	2004	2004	3	23	515	
5	0375	WOOD WALK	0	100	16	3	48.00	SF	15.00	15.00	100	2008	2008	3	34	245	
6	0131	FIRE PLACE	0	100	0	0	1.00	UT	700.00	700.00	100	1998	1998	3	55	385	

LAND DESCRIPTION

TOTAL OB/XF 2,274

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	100			60.00	137.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 05/11/2022 BY JSJS Total Acres: 0.19 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 06/17/2026 BY SYS