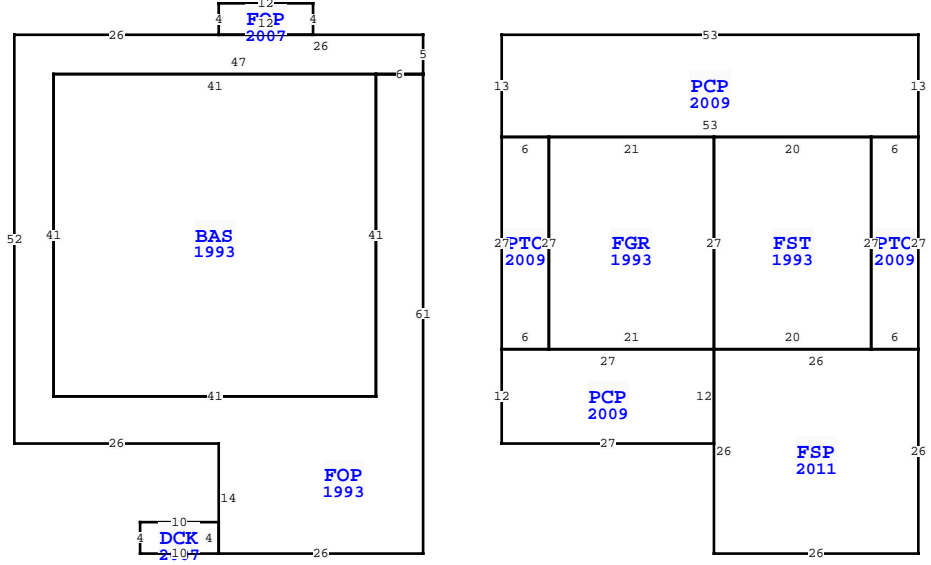




ELEMENT		CD		CONSTRUCTION	
Foundation	04	PILE	WOOD	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	10	ABOVE	AVG.	100	
Roof Structur	03	GABLE	HIP	100	
Roof Cover	12	MODULAR	MT	100	
Interior Wall	05	DRYWALL	90		
Interior Wall	06	CUST	PANEL	10	
Interior Floor	12	HARDWOOD	50		
Interior Floor	14	CARPET	50		
Heating Type	04	AIR	DUCTED	100	
Air Condition	03	CENTRAL	100		
Bedrooms		3	100		
Bathrooms		2	100		
Story Height		0	100		
Stories	1.	1.	100		
Units		0	100		
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE	FAMILY		
MAP NUM	4	MKT	AREA	06	
NEIGHBORHOOD/LOC	122.200	1.40			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,681	100	1993	1,681	211,201
DCK	40	10	2007	4	503
FGR	567	50	1993	284	35,682
FOP	1,387	30	1993	416	52,266
FOP	48	30	2007	14	1,759
FSP	676	55	2011	372	46,738
FST	540	55	1993	297	37,315
PCP	324	10	2009	32	4,020
PCP	689	10	2009	69	8,670
PTO	162	5	2009	8	1,005
TOTALS	6,276			3,185	400,163

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,185	131.2000	174.50	555,782	1991	1995	0	0	28.00	72.00
1 SINGLE FAM 0% - 0 Heated Area: 1681 HX Base Yr											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 2	
VALUATION BY	Tax Group: 3	Tax Dist:	STANDARD
BUILDING MARKET VALUE			400,163
TOTAL MARKET OB/XF VALUE			52,690
TOTAL LAND VALUE - MARKET			120,000
TOTAL MARKET VALUE			572,853
SOH/AGL Deduction			0
ASSESSED VALUE			572,853
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			572,853
TOTAL JUST VALUE			572,853
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			563,871
MM 5YR CK, DEMO XFOB 4/11/23			
5 YR PRCL CHK CHG XFOB LN9 PU LN 15-17			
CODE XFOB LN 11, PU XFOB LN 14, DEL XFOB LN 15			
5 YR PRCL CH, CORR EXW, INT, CORR TRAV, CORR			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000221	MECH	0	05/27/2020
19000098	MECH	0	02/25/2019
2013725	DOCKS/SEAWALS	0	10/16/2013
2011130	MECH	0	03/07/2011
201173	ENCLOSURE OF STRU	0	02/04/2011
2009643	CHG HVAC	0	07/29/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0687/0765	10/17/2006	CR	U	I		100
GRANTOR: OLIVE CLINTON E & MAR						
GRANTEE: MORTENSEN FRED J						
0687/0764	10/17/2006	CR	U	I		100
GRANTOR: OLIVE CLINTON E & MAR						
GRANTEE: MORTENSEN FRED J						

** This building has 11 Sub-Areas

BLD DATE	05/23/2018	MMTP	LGL DATE	
XF DATE	05/23/2018	MMTP	LAND DATE	05/23/2018
INC DATE			AG DATE	

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
1	0005	ELEVATOR	0	0	0	1.00	UT	29,000.00	29,000.00	100	1998	1998	3	55	15,950	
2	0850	SEAWALL CO	0	0	0	100.00	LF	42.00	42.00	100	2002	2002	3	20	840	
3	0335	ALUMINUM W	0	0	14	4	SF	17.00	17.00	100	2003	2003	3	21	200	
4	0007	ELECTRIC L	0	0	0	1.00	UT	7,500.00	7,500.00	100	2003	2003	3	21	1,575	
5	0330	BOAT SHED	0	0	28	28	SF	15.00	15.00	100	2009	2009	3	39	4,586	
6	0007	ELECTRIC L	0	0	0	1.00	UT	7,500.00	7,500.00	100	2009	2009	3	39	2,925	
7	0375	WOOD WALK	0	0	28	4	SF	15.00	15.00	100	2009	2009	3	39	655	
8	0375	WOOD WALK	0	0	28	4	SF	15.00	15.00	100	2009	2009	3	39	655	
9	0209	CONCRETE P	0	0	28	3	SF	8.00	8.00	100	2009	2009	3	39	262	
10	0211	CONCRETE W	0	0	22	5	SF	6.00	6.00	100	2009	2009	3	39	257	

BUILDING NOTES											

BUILDING DIMENSIONS											
FOP=[YR=1993] W26 FOP=[YR=2007] E12 N4 W12 S4\$ W26 S52 E26 S14 DCK=[YR=2007] N4 W10 S4 E10\$ E26 PTR=E37 FSP=[YR=2011] E26 N26 W26 FST=[YR=1993] E20 N27 PTO=[YR=2009] S27 E6 N27 PCP=[YR=2009] N13 W53 S13 E53\$ W6\$ W20 S27\$ FGR=[YR=1993] N27 W21 S27 PTO=[YR=2009] N27 W6 S27 PCP=[YR=2009] S12 E27 N12 W27\$ E6\$ E21\$ S26\$ W37 \$ N61 W6 BAS=[YR=1993] W41 S41 E41 N41\$ S41 W41 N41 E47 N5\$.											

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000131	C	SFR CANAL	0		R1	100.00	117.00	1.00	LT		1.00	1.00	1.00	120,000.00	120,000.00	120,000							

SHELL POINT HARBOR
 LOT 29
 OR 83 P 371 & OR 99 P 547

MORTENSEN FRED J
 1115 WEDGEWOOD DRIVE
 FAYETTE, GA 30214

2024

00-00-121-133-11965-029



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										WAKULLA COUNTY PROPERTY																																																																																																																															
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																																																																																																																
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REVIEW DATE 04/11/2023 BY MMAW Total Acres: 0.27 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 06/17/2026 BY SYS																																																																																																																																															