

SHELL POINT HARBOR  
 LOT 37 OR 65 P 476  
 OR 83 P 162 OR 106 P 528

KOSENKOV ANNA S/IVATCHEV ALEXANDER V  
 5347 HARBURY COVE  
 SUWANEE, GA 30024

**2024**

00-00-121-133-11965-037

ELEMENT		CD	CONSTRUCTION	
Foundation	04	PILE	WOOD	100
Frame	02	WOOD	FRAME	100
Exterior Wall	05	HARDIE	BRD	100
Roof Structur	03	GABLE/HIP	100	
Roof Cover	13	GALVALUM	100	
Interior Wall	05	DRYWALL	60	
Interior Wall	06	CUST PANEL	40	
Interior Floor	11	CLAY TILE	80	
Interior Floor	14	CARPET	20	
Heating Type	04	AIR DUCTED	100	
Air Condition	03	CENTRAL	100	
Bedrooms		3	100	
Bathrooms		2.5	100	
Story Height		0	100	
Stories	1.	1.	100	
Units		0	100	
Quality	07	GOOD		
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 MARKET VALUE
BAS	2,640	100	1993	2,640 318,373
DCK	32	10	1993	3 362
DCK	576	10	1993	58 6,994
DCK	608	10	1993	61 7,356
FOP	308	30	2005	92 11,095
UGR	2,332	40	2005	933 112,516
UST	240	45	2005	108 13,024
TOTALS	6,736			3,895 469,721

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,895	161.9200	215.35	838,788	1979	1979	0	0	44.00	56.00
1 SINGLE FAM 0% - 0 Heated Area: 2640 HX Base Yr											

WAKULLA COUNTY PROPERTY				PAGE 1 of 2	3	
VALUATION SUMMARY				STANDARD		
VALUATION BY		Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE		469,721				
TOTAL MARKET OB/XF VALUE		32,896				
TOTAL LAND VALUE - MARKET		120,000				
TOTAL MARKET VALUE		622,617				
SOH/AGL Deduction		27,611				
ASSESSED VALUE		595,006				
TOTAL EXEMPTION VALUE		0				
BASE TAXABLE VALUE		595,006				
TOTAL JUST VALUE		622,617				
NCON VALUE		25,158				
INCOME VALUE						
PREVIOUS YEAR MKT VALUE		540,095				
5 YR CH MM 4/14/23 UPDATE XFOBS & CHG FLOR						
CODE XFOB LN3 AND SF, PU XFOB 7-9 DEL 10-11						
5 YR PRCL CHK CHG INT, FLR, BED, BATH, CHG						
ANGRET M E PIASECKI DOD 1-6-2017 ORL036 P557						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
19000242	REPAIR DOCK	0	02/26/2019			
17001178	PLUMB	0	08/29/2017			
2005964	A/C	0	07/13/2005			
31636	MOVE DOCK	0	04/06/2004			
31288	STAIRS	0	02/02/2004			
29307	DOCK	0	08/05/2002			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1243/0557	12/15/2021	WD	Q	I	01	630,000
GRANTOR: LANKFORD ELIZABETH A						
GRANTEE: KOSENKOV ANNA S & I						
1085/0328	8/31/2018	WD	Q	I	01	445,000
GRANTOR: MCVEY MARK & CAVALLAR						
GRANTEE: LANKFORD ELIZABETH						
BUILDING NOTES						
BUILDING DIMENSIONS						
DCK=[YR=1993] W56 S22 E4 N13 E48 S13 BAS=[YR=1993] N13 W48 S41 DCK=[YR=1993] W4 S24 E52 N10 W48 N14\$ S14 E48 DCK=[YR=1993] N8 E4 S8 W4\$ N42\$ E4 N13 PTR=E20 UGR=[YR=2005] S55 E13 FOP=[YR=2005] N14 UST=[YR=2005] E10 N24 W10 S24\$ E22 S14 W22\$ N14 E22 S14 E13 N55 W48\$ W20\$ N9\$.						

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
5	0872	SEAWALL VI	0	0	0	0	100.00	LF	38.00	38.00	100	2002	2002	3	20	760	
6	0210	CONCRETE D	0	0	50	26	1,300.00	SF	6.00	6.00	100	2004	2004	3	23	1,794	
7	0371	FLOATING D	0	0	16	10	160.00	SF	20.00	20.00	100	2016	2016	3	72	2,304	
9	0371	FLOATING D	0	0	20	10	200.00	SF	20.00	20.00	100	2016	2016	3	72	2,880	
18	0335	ALUMINUM W	0	0	14	3	42.00	SF	17.00	17.00	100	2024	2020	AV	89	635	
19	0211	CONCRETE W	0	0	63	3	189.00	SF	6.00	6.00	100	2024	2020	AV	89	1,009	
20	0371	FLOATING D	0	0	12	10	120.00	SF	20.00	20.00	100	2024	2020	AV	89	2,136	
21	0330	BOAT SHED	0	0	30	14	420.00	SF	15.00	15.00	100	2024	2020	AV	89	5,607	
22	0007	ELECTRIC L	0	0	0	0	1.00	UT	7,500.00	7,500.00	100	2024	2020	AV	89	6,675	
23	0350	BOATDOCK A	0	0	22	5	110.00	SF	24.00	24.00	100	2024	2020	AV	89	2,350	

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	111.00	1.00	LT		1.00	1.00	1.00	120,000.00	120,000.00	120,000							

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