

SHELL POINT HARBOR  
 LOT 38  
 OR 65 P 475 OR 118 P 975

KOSENKOV ANNA  
 5347 HARBURY COVE  
 SUWANEE, GA 30024

2024

00-00-121-133-11965-038



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																							
															VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 8,539 TOTAL LAND VALUE - MARKET 120,000 TOTAL MARKET VALUE 128,539 SOH/AGL Deduction 9,683 ASSESSED VALUE 118,856 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 118,856 TOTAL JUST VALUE 128,539 NCON VALUE 7,825 INCOME VALUE PREVIOUS YEAR MKT VALUE 101,700																							
															5 YR CH MM 4/14/23 UPDATE XFOBS & PUSE & LAND COA PER FORM 3547 USPS 5 YR PRCL CK, N/C CORR DIMENS XFOB LN 2																							
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TOTALS															EXTRA FEATURES ROYSTER DR, CRAWFORDVILLE																							
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	0820	SEAWALL, WO	0	0	0	0	100.00	LF	34.00	34.00	100	2003	2003	3	21	714																						
7	0371	FLOATING D	0	0	60	6	360.00	SF	20.00	20.00	100	2024	2022	AV	97	6,984																						
8	0335	ALUMINUM W	0	0	17	3	51.00	SF	17.00	17.00	100	2024	2022	AV	97	841																						

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000000	C	VAC RES	0		R1	100.00	113.00	1.00	LT		1.00	1.00	1.00	120,000.00	120,000.00	120,000							