

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 PERMIT NUM DESCRIPTION AMT ISSUED 30581 RP SEAW 0 07/30/2003 SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 1195/0017 2/25/2021 WD Q V 01 100,000 GRANTOR: HAYES WILLIAM & JENNI GRANTEE: KOSENKOV ANNA 0812/0536 12/10/2009 WD U V 30 100 GRANTOR: HAYES JENNIFER GRANTEE: HAYES WILLIAM & JEN BUILDING NOTES BUILDING DIMENSIONS									
DOR CODE 0001 VAC RES / WXFOBS						TOTALS										BLD DATE 05/23/2018 MMJT XF DATE 05/23/2018 MMJT LGL DATE 05/23/2018 MMJT LAND DATE INC DATE											
MAP NUM 4 MKT AREA 06						EXTRA FEATURES ROYSTER DR, CRAWFORDVILLE																					
NEIGHBORHOOD/LOC 122.200 1.40/																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	L	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	0		34.00	100	2003	2003	3	21	714						
						7	0371	FLOATING D	0	0	60	6			20.00	100	2024	2022	AV	97	6,984						
						8	0335	ALUMINUM W	0	0	17	3			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	DPH 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							