

SHELL POINT HARBOR LOT 43  
 OR 65 P 473 OR 106 P 516  
 OR 132 P 956 OR 361 P 835

PEARSON MIKE/PEARSON KELLY  
 PO BOX 1387  
 TIFTON, GA 31793

**2024**

00-00-121-133-11965-043

ELEMENT		CD	CONSTRUCTION		
Foundation	05	PILE CONCR	100		
Frame	02	WOOD FRAME	100		
Exterior Wall	05	HARDIE BRD	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	12	MODULAR MT	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	07	VYL PLANK	90		
Interior Floor	11	CLAY TILE	10		
Heating Type	04	AIR DUCTED	100		
Air Condition	03	CENTRAL	100		
Bedrooms			3 100		
Bathrooms			3.5 100		
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 AREA	SUBAREA MARKET VALUE
BAS	2,200	100	2019	2,200	451,588
DCK	40	10	2019	4	821
DCK	104	10	2019	10	2,052
FOP	140	30	2019	42	8,621
FOP	480	30	2019	144	29,558
PCP	2,680	10	2019	268	55,012
PST	266	15	2019	40	8,211
PTO	312	5	2019	16	3,284
PTO	360	5	2019	18	3,695
TOTALS	6,582			2,742	562,842

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100% - 2020			586,294	2019	2019	0	0	4.00	96.00
Heated Area: 2200 HX Base Yr 2020											

WAKULLA COUNTY PROPERTY				
VALUATION SUMMARY			PAGE 1 of 1	
VALUATION BY		STANDARD		
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE		562,842		
TOTAL MARKET OB/XF VALUE		39,810		
TOTAL LAND VALUE - MARKET		120,000		
TOTAL MARKET VALUE		722,652		
SOH/AGL Deduction		150,256		
ASSESSED VALUE		572,396		
TOTAL EXEMPTION VALUE		HX HB 50,000		
BASE TAXABLE VALUE		522,396		
TOTAL JUST VALUE		722,652		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		709,686		
ADD HX FOR 2020-PEARSON				
5 YR PRCL CH, PU NEW SFD & XFOB LN 2-7				
5 YR PRCL CK, N/C				
JAMES L KIRK II DOD 12-17-2012 OR 1014 P 379				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
19000097	FLOAT DOCK-CO	0	02/07/2019	
18000619	SFD-CO	0	06/29/2018	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD	SALE PRICE
1016/0125	10/31/2016	WD U	V 37	140,000
GRANTOR: MORGAN PAMELA O KIRK				
GRANTEE: PEARSON MIKE & KELL				
0970/0074	3/24/2015	PR U	V 19	100
GRANTOR: MORGAN PAMELA O MORGA				
GRANTEE: MORGAN P 40% & KIRK				
BUILDING NOTES				
BUILDING DIMENSIONS				
FOP=[YR=2019] W40 S12 E40 BAS=[YR=2019] W40 S34				
FOP=[YR=2019] N14 W10 S14 E10\$ S19 DCK=[YR=2019] N4 W10 S4				
E10 \$ S2 E40 PTR= E10 PTO=[YR=2019] E10 PCP=[YR=2019] E40 N67				
PTR=E15 DCK=[YR=2019] S5 W5 S6 E14 PST=[YR=2019] W14 S19 E14				
N19\$ N6 W5 N5 W4\$ W15\$ W33 PTO=[YR=2019] E26 N12 W26 S12\$ W7				
S67\$ N36 W10 S36\$ W10\$ N55\$ N12\$.				

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	0850	SEAWALL CO	0	100	0	0		100.00	LF 42.00	100	1998	1998	3	20	840	
2	0005	ELEVATOR	0	100	0	0		1.00	UT 29,000.00	100	2019	2019	3	92	26,680	
3	0210	CONCRETE D	0	100	52	21		1,092.00	SF 6.00	100	2019	2019	3	85	5,569	
4	0211	CONCRETE W	0	100	13	4		52.00	SF 6.00	100	2019	2019	3	85	265	
5	0335	ALUMINUM W	0	100	15	5		75.00	SF 17.00	100	2019	2019	3	85	1,084	
6	0350	BOATDOCK A	0	100	6	5		30.00	SF 24.00	100	2019	2019	3	85	612	
7	0371	FLOATING D	0	100	28	10		280.00	SF 20.00	100	2019	2019	3	85	4,760	

TOTAL OB/XF											
39,810											
BLD DATE	04/09/2019	MMSR	LGL DATE								
XF DATE	04/09/2019	MMSR	LAND DATE	04/09/2019 MMSR							
INC DATE			AG DATE								

LAND DESCRIPTION																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		R1	100.00	112.00	1.00	LT		1.00	1.00	120,000.00	120,000.00	120,000							

REVIEW DATE																							
04/09/2019																							
BY																							
MMSR																							
Total Acres: 0.26																							
Total Land Value: 120,000																							
Market: 0																							
Agricultural: 0																							
Common: 120,000																							
PRINTED 06/17/2026 BY SYS																							