



BUILDING CHARACTERISTICS		
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	12	HARDWOOD 100
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms	4	100
Bathrooms	3	100
Story Height	0	100
Stories	2.	2. 100
Units	0	100
Quality	07	GOOD
DOR CODE	0100	SINGLE FAMILY
MAP NUM	4	MKT AREA 06
NEIGHBORHOOD/LOC	155.40	1.78/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,024	100
DCK	64	10
FOP	553	30
FOP	553	30
FUS	1,024	100
PCP	1,344	10
TOTALS	4,562	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	0% - 0			705,676	2005	2007	0	0	16.00	84.00	
Heated Area: 2048												
HX Base Yr												
BLD DATE	07/13/2021	MMJS	LGL DATE									
XF DATE	07/13/2021	MMJS	LAND DATE	07/13/2021	MMJS							
INC DATE			AG DATE									

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			592,768
TOTAL MARKET OB/XF VALUE			27,951
TOTAL LAND VALUE - MARKET			100,000
TOTAL MARKET VALUE			720,719
SOH/AGL Deduction			306,559
ASSESSED VALUE			414,160
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			414,160
TOTAL JUST VALUE			720,719
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			454,252
INCR EYB 2005-2007 HVAC OB23-289 CC 6/6/2023			
LINE 14 AS NOT ADDED PREVIOUSLY AS NOTED			
VERIFIED FIELD CARD; ADDED XFOB 0371 AS			
0335,0371,0330			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB24-000485	HVAC CHANGE OUT-C		07/08/2024
OB23-000289	HVAC CHANGE OUT-C		06/06/2023
21000388	BUILDING-CO	0	04/19/2021
18000635	REPARIS TO DOCK	0	06/11/2018
2012368	MECH-EXP	0	06/08/2012
2006334	S-WALL, DOCK, RAMP	0	02/21/2006
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U / V I / RSN CD
538/0230	5/17/2004	WD Q	V
GRANTOR: BUXTON			
GRANTEE: SPITZER			
0453/0179	8/13/2002	WD Q	V
GRANTOR: HARMON WILLIAM F & KA			
GRANTEE: BUXTON EDWIN D			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2005] W32 S32 FOP=[YR=2005] N32 W10 PTR=W10			
FUS=[YR=2005] W32 S32 FOP=[YR=2005] N32 W10 S37 E21 S11 E8			
N16 W19\$ E32 N32\$ E10\$ S37 E21 S11 E8 N16 W19\$ E32 PTR=E10			
PCP=[YR=2005] E42 N32 W25 DCK=[YR=2005] E8 N8 W8 S8\$ W17 S32\$ W10\$ N32\$.			

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0210	CONCRETE D	0	0	42	21	882.00	SF	6.00	6.00	100	2005
2	0060	DECK WOOD	0	0	0	0	128.00	SF	5.00	5.00	100	2005
3	0060	DECK WOOD	0	0	16	12	96.00	SF	5.00	5.00	100	2006
4	0371	FLOATING D	0	0	20	8	160.00	SF	20.00	20.00	100	2006
6	0820	SEAWALL,WO	0	0	0	0	62.00	LF	34.00	34.00	100	2006
7	0090	CHAINLINK	0	0	0	0	60.00	LF	12.00	12.00	100	2014
9	0009	DUMBWAITER	0	0	0	0	1.00	UT	10,000.00	10,000.00	100	2019
10	0007	ELECTRIC L	0	0	0	0	1.00	UT	7,500.00	7,500.00	100	2021
11	0335	ALUMINUM W	0	0	24	3	72.00	SF	17.00	17.00	100	2021
12	0330	BOAT SHED	0	0	30	16	480.00	SF	15.00	15.00	100	2021
TOTALS												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	000131	C	SFR CANAL	0		R1	60.00	136.00	1.00	LT		1.00
TOTAL OB/XF 27,430												

SHELL POINT BEACH UNIT 5  
 BLOCK D LOT 2  
 DB 13 P 244

SPITZER DAVID C  
 3282 S PINETREE BLVD  
 THOMASVILLE, GA 31792-7621

2024

00-00-121-155-12084-D02



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										WAKULLA COUNTY PROPERTY																															
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																				5 YR PRCL CH DEL XFOB 0375, 0371, PU 0007,																															
																				5 YR PRCL CH, PU CORR TRAV, PU XFOB LN 9																															
																				ADDED JV CHG CODE PER 12D8 ERROR REPORT																															
																				TOGETHER, CHG QUAL PER JB																															
																				PERMIT NUM		DESCRIPTION				AMT				ISSUED																					
																				20051069		REPAIR UTILITY/SF				0				07/25/2005																					
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																				14		0371		FLOATING D		0 0		7 4		28.00		SF		20.00		20.00		100		2021		2021		3		93		521			
LAND DESCRIPTION																				TOTAL OB/XF										521																					
L N		USE CODE		CLS		LAND USE DESCRIPTION		CAP		R D		LOC ZONE		FRONT		DEPTH		TOT LND UTS		UNIT TYPE		DPH FACT		% COND		TOT ADJ		UNIT PRICE		ADJ UNIT PRICE		LAND VALUE		OTHER ADJUSTMENTS AND NOTES		YEAR		DENSITY		DECL		FRZ		YR		CONSRV					
REVIEW DATE																				07/13/2021		BY		MMJS		Total Acres: 0.19		Total Land Value: 100,000		Market: 0		Agricultural: 0		Common: 100,000		PRINTED 06/24/2026 BY SYS															

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TOGETHER, CHG QUAL PER JB			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051069	REPAIR UTILITY/SF	0	07/25/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0538/0230	5/17/2004	WD	Q	V		350,000	
GRANTOR: BUXTON							
GRANTEE: SPITZER							
0453/0179	8/13/2002	WD	Q	V		118,000	
GRANTOR: HARMON WILLIAM F & KA							
GRANTEE: BUXTON EDWIN D							

BUILDING NOTES	

BUILDING DIMENSIONS	