SHELL POINT BEACH UNIT 5
BLOCK D LOT 19
DB 13 P 244

BASS STEPHEN I/BASS SANDY
2761 DRUMLANRIG ST
HENDERSON, NV 89044

2024

00-00-121-155-12084-D19

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT RESIDENTIAL	
MAP NUM	4	MKT AREA	06
NEIGHBORHOOD/LOC	155.40	1.78/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

25 PEBBLE CT, CRAWFORDVILLE

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE	11/30/2020 MMJT	LAND DATE	11/30/2020 MMJT
INC DATE		AG DATE	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	3,783
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	103,783
SOH/AGL Deduction	31,781
ASSESSED VALUE	72,002
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	72,002
TOTAL JUST VALUE	103,783
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	103,906

5 YR PRCL CK, PU XFOB LN 2, DEL XFOB LN 5

5 YR PRCL CH, PU XFOB LN 2, DEL XFOB LN 3-4

ADDED JV CHG CODE PER 12D8 ERROR REPORT

CORR CODE XFOB LN 1

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000777	SEAWALL-CO	0	08/26/2020
2005403	ELECTRIC	0	03/29/2005
32865	DOCK	0	02/27/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0979/0183	8/25/2015	WD	Q	V	01	60,000
GRANTOR: OHLIN JOHN P & JANE B						
GRANTEE: BASS STEPHEN I & SA						
0234/0452	6/01/1994	WD	Q	V		29,600
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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	0955	PRIVACY FE	0	0	0	0	96.00	LF	15.00	15.00	100	2019	2019	3	96	1,382	
2	0872	SEAWALL VI	0	0	0	0	71.00	LF	38.00	38.00	100	2020	2020	3	89	2,401	

LAND DESCRIPTION

TOTAL OB/XF 3,783

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	60.00	113.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 11/30/2020 BY MMJT Total Acres: 0.16 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 04/22/2026 BY SYS