SHELL POINT BEACH UNIT 5
BLOCK D LOT 28
DB 13 P 244 & OR 115 P 479

RYTER KEVIN/RYTER LYN L
305 MICHIGAN AVE
DECATUR, GA 30030

2024

00-00-121-155-12084-D28

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					

MARKET ADJUSTMENTS

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

SANDY LN, CRAWFORDVILLE

BLD DATE	05/16/2019 MMJT	LGL DATE	05/16/2019 MMJT
XF DATE		LAND DATE	
INC DATE		AG DATE	

WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	673
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	100,673
SOH/AGL Deduction	33,033
ASSESSED VALUE	67,640
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	67,640
TOTAL JUST VALUE	100,673
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	100,750

5 YR PRCL CK, NC

ADDED JV CHG CODE PER 12D8 ERROR REPORT

CORR LF XFOB LN 1, PU XFOB LN 2

5 YR PRCL CH, CHG PRCL & LAND CODE TO VACANT,

PERMIT NUM	DESCRIPTION	AMT	ISSUED
030120	SEAWALL	0	04/22/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0485/0684	5/02/2003	WD	Q	V		165,000
GRANTOR: RYTER KEVIN & LYN L						
GRANTEE:						
0434/0508	2/19/2002	WD	Q	V		59,900
GRANTOR: JOHNSON GALEN B & KAR						
GRANTEE: SEELEY CHARLES D						

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	0820	SEAWALL,WO	0	0	0	0	60.00	LF	34.00	34.00	100	2003	2003	3	21	428	
2	0350	BOATDOCK A	0	0	10	3	30.00	SF	24.00	24.00	100	2008	2008	3	34	245	

LAND DESCRIPTION

TOTAL OB/XF 673

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	87.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 05/16/2019 BY MMJT Total Acres: 0.12 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 06/24/2026 BY SYS