SHELL POINT BEACH UNIT 5
BLOCK D LOT 29
DB 13 P 244 OR 96 P 926

THE DOUGLAS E COLEMAN FAMILY TRUST/COLEMAN DOUGLAS
P O BOX 3540
TALLAHASSEE, FL 32315

2024

00-00-121-155-12084-D29

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

6 SANDY LN, CRAWFORDVILLE

BLD DATE	05/07/2018 MMSR	LGL DATE	05/07/2018 MMSR
XF DATE		LAND DATE	
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	3,816
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	103,816
SOH/AGL Deduction	31,183
ASSESSED VALUE	72,633
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	72,633
TOTAL JUST VALUE	103,816
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	103,792

MM 5 YR CK, DEMOB XFOB, PU XFOB.
5 YR PRCL CH, PU XFOB LN 5-6
5 YR PRCL CH, PU XFO LN 2-4
ADDED JV CHG CODE PER 12D8 ERROR REPORT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000145	FLOATING DOCK	0	02/13/2018
17001671	FLOATING DOCK-CO	0	11/30/2017
17001671	FLOATING DOCK	0	11/30/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1071/0772	5/02/2018	QC	U	V	11	100
GRANTOR: COLEMAN DOUGLAS E						
GRANTEE: COLEMAN DOUGLAS E A						
1048/0024	9/22/2017	WD	Q	V	01	89,500
GRANTOR: CUDA BRIAN A & FAIRCH						
GRANTEE: COLEMAN DOUGLAS E						

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	0850	SEAWALL CO	0	0	0	0	60.00	LF	42.00	42.00	100	1988	1988	3	20	504	
2	0371	FLOATING D	0	0	24	5	120.00	SF	20.00	20.00	100	2018	2018	3	80	1,920	
3	0371	FLOATING D	0	0	12	3	36.00	SF	20.00	20.00	100	2018	2018	3	80	576	
4	0375	WOOD WALK	0	0	17	4	68.00	SF	15.00	15.00	100	2018	2018	3	80	816	
5	0700	PORT BLDG	0	0	5	4	20.00	SF	0.00	0.00	100	2022	2022	3	98	0	

LAND DESCRIPTION

TOTAL OB/XF 3,816

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	83.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 11/16/2022 BY MMLA Total Acres: 0.11 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 04/22/2026 BY SYS