SHELL POINT BEACH UNIT 5
BLOCK D LOT 42
DB 13 P 244 & OR 106 P 42

JHJB LLC
P O BOX 1271
THOMASVILLE, GA 31792

2024

00-00-121-155-12084-D42

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	05/17/2019 MMJT	LGL DATE	05/17/2019 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	3,040
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	103,040
SOH/AGL Deduction	31,563
ASSESSED VALUE	71,477
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	71,477
TOTAL JUST VALUE	103,040
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	103,185

COA PER NCOA REPORT
5 YR PRCL CK, NC
& DIMENS XFOB LN 1, PU XFOB LN 2-5
5 YR PRCL CH, CHG PRCL & LAND CODES, CORR YR

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1375/0157	7/30/2024	WD	Q	I	01	118,000
GRANTOR: SUBEE HOLDINGS LLC						
GRANTEE: JHJB LLC						
0866/0101	11/03/2011	WD	U	V	30	125,000
GRANTOR: WINDCREST HOLDINGS LL						
GRANTEE: SUBEE HOLDINGS LLC						

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	1999	1999	3	20	504	
2	0060	DECK WOOD	0	0	10	5	50.00	SF	5.00	5.00	100	2002	2002	3	20	50	
3	0375	WOOD WALK	0	0	11	3	33.00	SF	15.00	15.00	100	2002	2002	3	20	99	
4	0371	FLOATING D	0	0	20	10	200.00	SF	20.00	20.00	100	2002	2002	3	20	800	
5	0371	FLOATING D	0	0	16	8	128.00	SF	20.00	20.00	100	2014	2014	3	62	1,587	

LAND DESCRIPTION

TOTAL OB/XF 3,040

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	88.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 05/17/2019 BY MMJT Total Acres: 0.12 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 06/24/2026 BY SYS