

SHELL POINT BEACH UNIT 5
SOUTH 1/2 OF LOT 30 BLOCK D
OR 121 P.772 OR 196 P 63

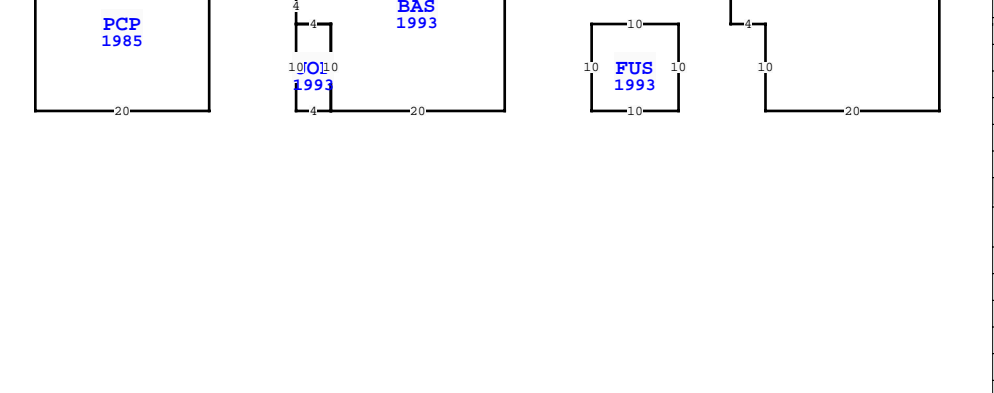
SHEPHERD JOHNNIE/SHEPHERD CASSANDRA
8 SANDY LN
CRAWFORDVILLE, FL 32327

2024

00-00-121-155-12084-S30

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	05	PILE CONCR 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	02	SHED 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2 100
Story Height		0 100
Stories	2.5	2.5 100
Units		0 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	TWNHSE	100% - 2017									



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY	STANDARD	Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	280,143	TOTAL MARKET OB/XF VALUE	11,588
TOTAL LAND VALUE - MARKET	80,000	TOTAL MARKET VALUE	371,731
SOH/AGL Deduction	260,175	ASSESSED VALUE	111,556
TOTAL EXEMPTION VALUE	50,000	BASE TAXABLE VALUE	61,556
TOTAL JUST VALUE	371,731	INCOME VALUE	0
PREVIOUS YEAR MKT VALUE	331,065		
MM CK PERMIT; PU NEW PST IN TRAV CC 09/2022			
5 YR PRCL CK, PU XFOB LN 9, 10 .			
4-5, PU XFOB LN 6-8, DEL XFOB LN 9-10			
DIMENS XFOB LN 3, CORR CODE & DIMENS XFOB LN			

QUALITY	DOR CODE	MAP NUM	NEIGHBORHOOD/LOC
03 AVERAGE	0100 SINGLE FAMILY	4	155.40 1.78/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	816	100	1993	816	112,167
DCK	76	10	1993	8	1,100
FOP	68	30	1993	20	2,749
FUS	100	100	1993	100	13,746
PCP	690	10	1985	69	9,485
PST	110	15	2022	16	2,199
UOP	40	20	1993	8	1,100
UOP	150	20	1993	30	4,124
TOTALS	3,184			2,038	280,143

EXTRA FEATURES																
L N	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	0140	FIRE PLACE	0	100	0	0	1.00	UT	1,900.00	100	1986	1986	3	40	760	
2	0850	SEAWALL CO	0	100	0	0	30.00	LF	42.00	100	1988	1988	3	20	252	
3	0210	CONCRETE D	0	100	37	19	703.00	SF	6.00	100	1988	1988	3	20	844	
4	0371	FLOATING D	0	100	10	8	80.00	SF	20.00	100	1988	1988	3	20	320	
5	0371	FLOATING D	0	100	10	3	30.00	SF	20.00	100	1988	1988	3	20	120	
6	0375	WOOD WALK	0	100	11	3	33.00	SF	15.00	100	1998	1998	3	20	99	
7	0007	ELECTRIC L	0	100	0	0	1.00	UT	7,500.00	100	1998	1998	3	20	1,500	
8	0211	CONCRETE W	0	100	0	0	24.00	SF	6.00	100	1988	1988	3	20	29	
9	0211	CONCRETE W	0	100	0	0	206.00	SF	6.00	100	2018	2018	3	80	989	
10	0007	ELECTRIC L	0	100	0	0	1.00	UT	7,500.00	100	2020	2020	3	89	6,675	

LAND DESCRIPTION																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000131	C	SFR CANAL	100			30.00	70.00	1.00	LT	1.00	1.00	1.00	80,000.00	80,000.00	80,000							

TOTAL OB/XF									
11,588									

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U / I	V / I	RSN CD	SALE PRICE
1016/0505	11/03/2016	WD	Q	I	01	184,400
GRANTOR: MCCOLSKEY ANN MARTIND						
GRANTEE: SHEPHERD JOHNNIE &						
0425/0287	11/13/2001	WD	U	I		100
GRANTOR: MCCOLSKEY ANN SHEDDEN						
GRANTEE: MCCOLSKEY ANN MARTI						

BUILDING NOTES									
UST=[YR=1993] W5 S10 E5 BAS=[YR=1993] W20 S26 W4									
FOP=[YR=1993] E4 N17 W4 DCK=[YR=1993] E4 N19 UOP=[YR=1993] N10 W4									
S10 E15 N10 W15\$ W4 S19\$ S17\$ S4 E4 S10 UOP=[YR=1993] N10 W4									
S10 PTR=W10 PCP=[YR=1985] N29 W10 N11 PST=[YR=2022] S11 E10									
N11 W10\$ W10 S40 E20\$ E10\$ E4\$ E20 PTR=E10 FUS=[YR=1993] E10									
PTR=E10 FUS=[YR=1993] E20 N50 W5 S10 W15 DCK=[YR=1993] E15									
N10 W15 S10\$ S9 W4 S21 E4 S10\$ W10\$ N10 W10 S10\$ W10\$ N40\$ N10\$.									