

OR 68 P 12
OR 76 P 334
OR 147 P 432

OR 76 P 280
OR 104 P 888
OR 480 P 111

SHELL POINT HARBOR MARIANA LLC
240 SMOKEHOUSE WAY
GREENVILLE, FL 32331

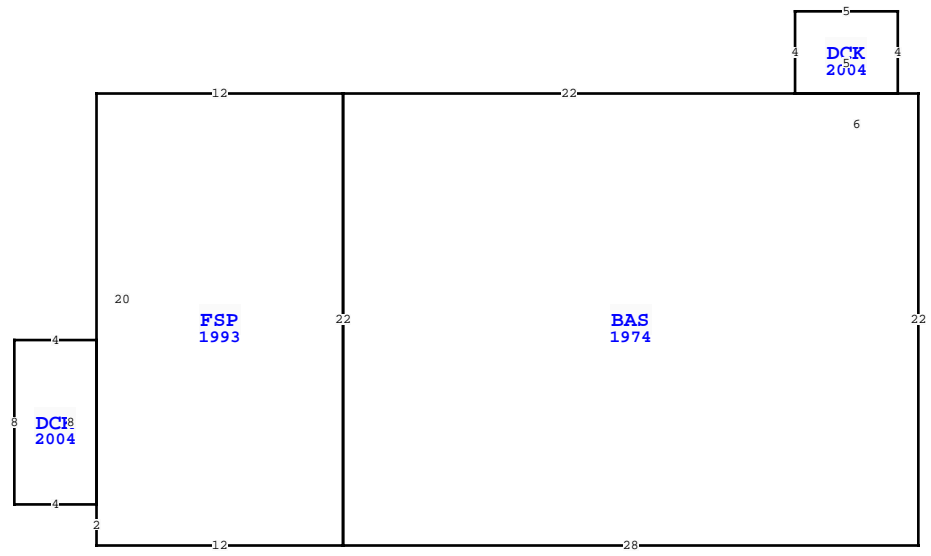
2024

00-00-121-156-11964-110



ELEMENT		CD		CONSTRUCTION	
Foundation	01	WOOD	FRAME	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	30	VINYL		100	
Roof Structure	01	FLAT		100	
Roof Cover	13	GALVALUM		100	
Interior Wall	04	PLYWOOD		100	
Interior Floor	14	CARPET		100	
Heating Type	03	FORCED AIR		100	
Air Condition	02	WINDOW		100	
Fixtures	8	100			
Story Height	0	100			
RMS	1	100			
Stories	1.	1.100			
Class	00	N/A		100	
Units		0		100	
Quality	08	FAIR			
DOR CODE	1002	COMM	W/XFOB		
MAP NUM	4	MKT AREA	06		
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	616	100	1974	616	40,360
DCK	20	10	2004	2	131
DCK	32	10	2004	3	196
FSP	264	45	1993	119	7,797
TOTALS	932			740	48,485

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	CLUB/RECRE	0%	- 0		62,967	2000	2000	0	0	23.00	77.00
Heated Area: 616											
HX Base Yr											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			48,485
TOTAL MARKET OB/XF VALUE			1,364
TOTAL LAND VALUE - MARKET			273,081
TOTAL MARKET VALUE			322,930
SOH/AGL Deduction			167,907
ASSESSED VALUE			155,023
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			155,023
TOTAL JUST VALUE			322,930
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			170,891

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22-000561	SHED		06/08/2022
19000057	ELEC-CO	0	01/10/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1358/0308	4/29/2024	WD	Q	I	05	1,400,000

GRANTOR: MARSH HARBOR MARINA O
GRANTEE: SHELL POINT HARBOR
1131/0878 11/21/2019 QC U I 11 100
GRANTOR: BYRD ALLEN
GRANTEE: MARSH HARBOR MARINA

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	0620	WOOD UTL B	0	0	14	10	140.00	SF	6.00	6.00	100	2021	2021	3	93	781	
2	0060	DECK WOOD	0	0	7	4	28.00	SF	5.00	5.00	100	2021	2021	3	98	137	
3	0375	WOOD WALK	0	0	8	4	32.00	SF	15.00	15.00	100	2021	2021	3	93	446	

LAND DESCRIPTION		TOTAL OB/XF																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001005	C	COMM WATER	0			45.00	850.00	1,090.00	FF		1.00	1.00	1.00	250.00	250.00	272,500							
2	009620	C	MARSH	0			0.00	0.00	5.81	AC		1.00	1.00	1.00	100.00	100.00	581							

BUILDING NOTES	
BAS=[YR=1974] W6 DCK=[YR=2004] E5 N4 W5 S4 \$ W22 S22 FSP=[YR=1993] N22 W12 S20 DCK=[YR=2004] N8 W4 S8 E4\$ S2 E12\$ E28 N22\$.	