

THE ISLAND CLUB UNIT 2
 LOT 15 OR 100 P 749
 OR 151 P 346 OR 153 P 41

PEARSON ROBERT M/PEARSON KIMBERLY M
 4279 WHISPERWOODS CIRCLE
 VALDOSTA, GA 31602

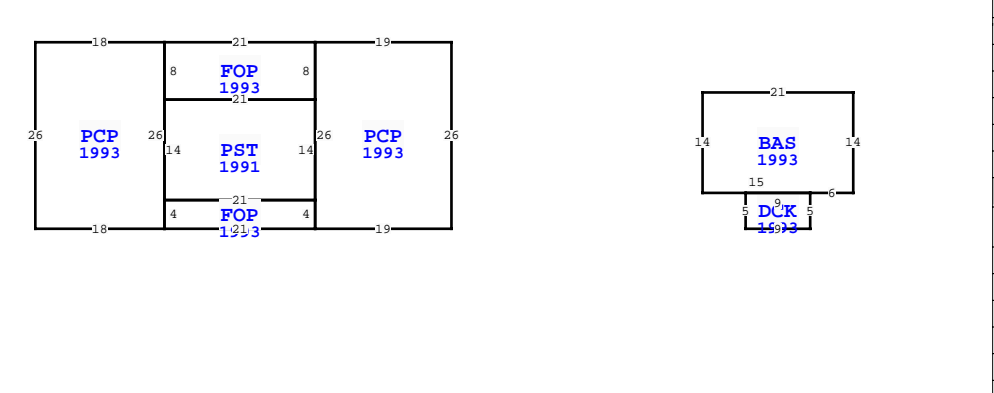
2024

00-00-121-163-11964-116

ELEMENT	CD	CONSTRUCTION
Foundation	05	PILE CONCR 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2.5 100
Story Height		0 100
Stories	2.	2. 100
Units		0 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,402	158.1250	150.22	511,048	1991	2010	0	0	13.00	87.00

1 SINGLE FAM 0% - 0 Heated Area: 2932 HX Base Yr



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	444,612		
TOTAL MARKET OB/XF VALUE	7,681		
TOTAL LAND VALUE - MARKET	100,000		
TOTAL MARKET VALUE	552,293		
SOH/AGL Deduction	0		
ASSESSED VALUE	552,293		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	552,293		
TOTAL JUST VALUE	552,293		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	557,394		
MM 5YR CK - +/- XFBOBS			
5 YR PRCL CH, CORR EXW			
CORR LAND & BLDG CODE			
XFOB LN 1 & 2, PU XFOB LN 5, DEL XFOB LN 6,			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2014219	MECH	0	03/20/2014
201327	MECH	0	01/14/2013
028413	SIDING	0	11/28/2001

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	294	100	1993	294	38,424
BAS	1,310	100	1993	1,310	171,206
DCK	45	10	1993	4	523
DCK	88	10	1993	9	1,176
FOP	32	30	1993	10	1,307
FOP	32	30	1993	10	1,307
FOP	32	30	1993	10	1,307
FOP	32	30	1993	10	1,307
FOP	84	30	1993	25	3,268
FOP	104	30	1993	31	4,052
TOTALS	5,450			3,402	444,612

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1164/0639	8/14/2020	WD Q	Q	I	01	580,000
GRANTOR: VENCLAUSKAS STEVEN						
GRANTEE: PEARSON ROBERT M &						
0998/0211	4/26/2016	WD Q	Q	I	01	550,000
GRANTOR: OOSTERHOF ALBERT & DA						
GRANTEE: VENCLAUSKAS STEVEN						

** This building has 18 Sub-Areas
 177 HARBOUR POINT DR, CRAWFORDVILLE

BLD DATE	04/17/2017	MMSR	LGL DATE	
XF DATE	04/17/2017	MMSR	LAND DATE	04/17/2017 MMSR
INC DATE			AG DATE	

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	0210	CONCRETE D	0	0	16	10	160.00	SF	6.00	6.00	100	1991	1991	3	20	192	
2	0850	SEAWALL CO	0	0	97	0	97.00	LF	42.00	42.00	100	1988	1988	3	20	815	
3	0210	CONCRETE D	0	0	16	10	160.00	SF	6.00	6.00	100	1991	1991	3	20	192	
4	0211	CONCRETE W	0	0	27	2	54.00	SF	6.00	6.00	100	2020	2020	3	89	288	
5	0375	WOOD WALK	0	0	20	4	80.00	SF	15.00	15.00	100	2020	2020	3	89	1,068	
6	0371	FLOATING D	0	0	36	8	288.00	SF	20.00	20.00	100	2020	2020	3	89	5,126	

BUILDING NOTES			

BUILDING DIMENSIONS			
FOP=[YR=1993] W6 S3 D3 R3 E3 BAS=[YR=1993] W3 L3 U3 N3 W12 S2 W22 UOP=[YR=1993] E22 N10 W22 S10\$ N2 W12 S3 D3 L3 W3 FOP=[YR=1993] E3 R3 U3 N3 W6 S6\$ S12 E3 R3 D3 S3 FOP=[YR=1993] N3 U3 L3 W3 S6 E6\$ E12 S4 E22 N4 E12 N3 U3 R3 E3 FOP=[YR=1993] W3 L3 D3 S3 E6 PTR=S15 PCP=[YR=1993] W19 S26 FOP=[YR=1993] N4 W21 PST=[YR=1991] E21 N14 W21 FOP=[YR=1993] E21 N8 W21 PCP=[YR=1993] W18 S26 E18 N26\$ S8\$ S14\$ S4 E21\$ E19 PTR=E35 N5 BAS=[YR=1993] E15 DCK=[YR=1993] W9 S5 E9 N5\$ E6 N14 W21 S14\$ S5 W35\$ N26\$ N15\$ PTR=E10 FOP=[YR=1993] E18 N4 W12 N3 U3 L3 W3 FUS=[YR=1993] E3 R3 D3 S3 E12 S4 E22 N4 E12 N3 U3 R3 E3 FOP=[YR=1993] W3 L3 D3 S3 W12 S4 E18 N10\$ N12 W3 N3 U3 L3 W12 S2 W22 N2 W12			

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	000131	C	SFR CANAL	0			97.00	82.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							