

THE RESORT ESTATES AT SHELL  
 POINT UNIT 2 BLOCK A LOT 1  
 OR 722 P 305 OR 1176 P 467

ADAMS KENDALL/ADAMS TAMMY  
 PO BOX 949  
 FITZGERALD, GA 31750

**2024**

00-00-121-351-11968-A01  


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										WAKULLA COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
																				<b>VALUATION BY</b> Tax Group: 3 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 3,939 <b>TOTAL LAND VALUE - MARKET</b> 100,000 <b>TOTAL MARKET VALUE</b> 103,939 SOH/AGL Deduction 0 <b>ASSESSED VALUE</b> 103,939 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 103,939 <b>TOTAL JUST VALUE</b> 103,939 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 104,343																							
																				<b>COA PER NCOA REPORT</b> 5 YR PRCL CH, N/C 5 YR PRCL CH, N/C 5 YR PRCL CH, PU XFOB LN 1-2																							
																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b>    																							
																				<b>SALES DATA</b> <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1176/0467</td> <td>10/28/2020</td> <td>WD</td> <td>Q</td> <td>V</td> <td>01</td> <td>120,000</td> </tr> </tbody> </table> GRANTOR: RWC INVESTMENTS LLC GRANTEE: ADAMS KENDALL & TAM 0722/0305      8/02/2007      WD      Q      V      975,000 GRANTOR: SHELL POINT RESIDENCE GRANTEE: RWC INVESTMENTS LLC										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1176/0467	10/28/2020	WD	Q	V	01	120,000
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1176/0467	10/28/2020	WD	Q	V	01	120,000																																					
<b>TOTALS</b> <b>EXTRA FEATURES</b> DOCKSIDE DR, CRAWFORDVILLE										BLD DATE 06/10/2019 MMJT XF DATE INC DATE					LGL DATE 06/10/2019 MMJT LAND 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	0211	CONCRETE W	0	0	20	5	100.00	SF	6.00	6.00	100	2009	2009	3	39	234																											
2	0872	SEAWALL VI	0	0	0	0	250.00	LF	38.00	38.00	100	2009	2009	3	39	3,705																											
<b>LAND DESCRIPTION</b> <b>TOTAL OB/XF</b> 3,939																																											
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			0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000																										
<b>REVIEW DATE</b> 06/10/2019 <b>BY</b> MMJT Total Acres: 0.19 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 <b>PRINTED 04/01/2026 BY SYS</b>																																											