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

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

DOCKSIDE DR, CRAWFORDVILLE

BLD DATE	06/10/2019 MMJT	LGL DATE	06/10/2019 MMJT
XF DATE		LAND DATE	
INC DATE		AG DATE	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	3,939
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	103,939
SOH/AGL Deduction	0
ASSESSED VALUE	103,939
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	103,939
TOTAL JUST VALUE	103,939
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	104,343

COA PER NCOA REPORT

5 YR PRCL CH, N/C

5 YR PRCL CH, N/C

5 YR PRCL CH, PU XFOB LN 1-2

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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
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						

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	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	

LAND DESCRIPTION

TOTAL OB/XF 3,939

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	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							

REVIEW DATE 06/10/2019 BY MMJT Total Acres: 0.19 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 06/17/2026 BY SYS