THE RESORT ESTATES AT
SHELL POINT UNIT 2
BLOCK B LOT 10

HUNTER ANGELA D/KUNCL KIMBERLY A
420 ARNOLD ST
ATLANTA, GA 30308

2024

00-00-121-351-11968-B10

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT RESIDENTIAL	
MAP NUM	4	MKT AREA	06
NEIGHBORHOOD/LOC	155.2	1.75/	

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

BEATY TAFF DR, CRAWFORDVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	02/23/2018 MMJT
INC DATE		AG DATE	

WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	180,000
SOH/AGL Deduction	4,000
ASSESSED VALUE	176,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	176,000
TOTAL JUST VALUE	180,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	160,000

PART OF NH 155.2. BEACH & DOCK IN BASON.

MM 2022 5 YR CK NC

5 YR PRCL CK, N/C

5 YR PRCL CK, N/C

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0943/0189	6/02/2014	WD	Q	V	01	187,900
GRANTOR: GULF VIEW SHORES, LLC						
GRANTEE: HUNTER ANGELA D & K						
0927/0114	11/18/2013	WD	Q	V	05	1,350,000
GRANTOR: OB FLORIDA CRE HOLDIN						
GRANTEE: GULF VIEW SHORES LL						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000002	C	VAC GULF	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							

REVIEW DATE 11/14/2022 BY MMLA Total Acres: 0.20 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 06/17/2026 BY SYS