

SHELL ISLAND RETREAT PH I
 LOT 3 BLOCK A
 OR527-224

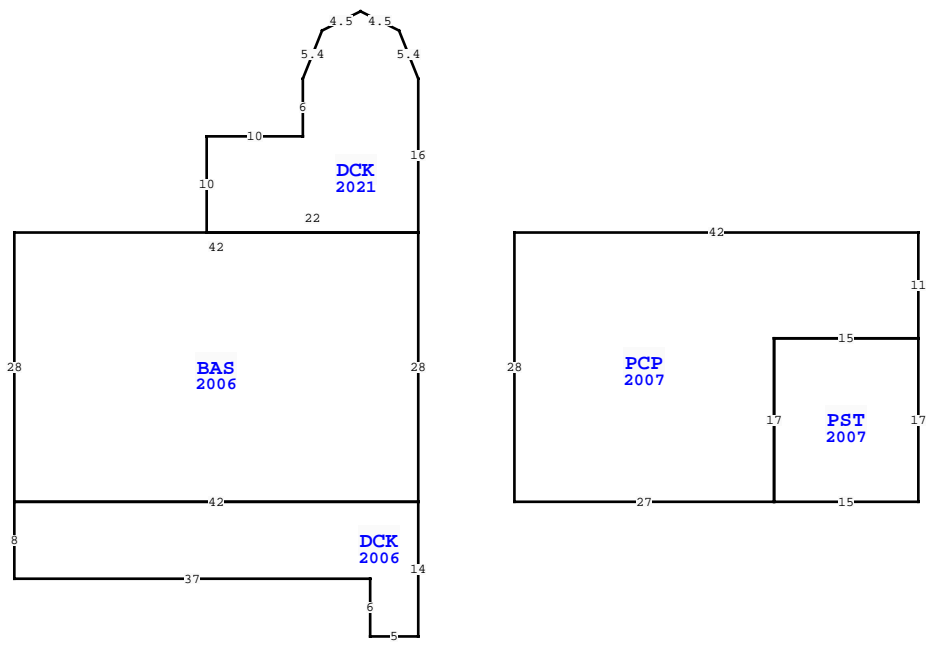
MCLANE DEAN ROBERT
 P.O. BOX 123
 ST MARKS, FL 32355

2024

03-4S-01E-313-05700-A03

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	05	PILE CONCR 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
Quality	03	AVERAGE
DOR CODE	0100	SINGLE FAMILY
MAP NUM	1	MKT AREA 01
NEIGHBORHOOD/LOC	313.00	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,176	100
DCK	366	10
DCK	350	10
PCP	921	10
PST	255	15
TOTALS	3,068	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,378	144.5000	137.28	189,172	2006	2006	0	0	17.00	83.00		
1 SINGLE FAM 100% - 2021 Heated Area: 1176 HX Base Yr 2021													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		157,013	
TOTAL MARKET OB/XF VALUE		2,768	
TOTAL LAND VALUE - MARKET		30,000	
TOTAL MARKET VALUE		189,781	
SOH/AGL Deduction		36,770	
ASSESSED VALUE		153,011	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		103,011	
TOTAL JUST VALUE		189,781	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		172,971	
CERT OF CORR 2021 & 2022 GRANT HX APP ON FILE			
QC FW			
PU LN 3 & 4. PU DCK IN NEW TRAV			
CH PRMT.CORR FOUND,CORR DIMENS/SF XFOB LN 2 ;			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000182	DECK-CO	0	03/15/2021
2006605	SFD - CO	0	04/04/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1139/0098	1/30/2020	WD Q	I	01		204,000
GRANTOR: CODNER ROBERT S & LEI						
GRANTEE: MCLANE DEAN ROBERT						
0611/0812	8/16/2005	WD Q	V			64,000
GRANTOR: HOBBS RUTHIE						
GRANTEE: CODNER ROBERT S & L						

EXTRA FEATURES																
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	100	0	1,195.00	SF	6.00	6.00	100	2007	2007	3	30	2,151	
2	0211	CONCRETE W	0	100	24	56.00	SF	6.00	6.00	100	2007	2007	3	30	101	
3	0211	CONCRETE W	0	100	4	20.00	SF	6.00	6.00	100	2007	2007	3	30	36	
4	0213	CONCRETE P	0	100	10	80.00	SF	6.00	6.00	100	2007	2007	3	100	480	

BUILDING NOTES						
DCK=[YR=2021] N16 U5 L2 U2 L4 L4 D2 L2 D5 S6 W10 S10 E22\$						
BAS=[YR=2006] W42 S28 E42 DCK=[YR=2006] W42 S8 E37 S6 E5						
N14\$ PTR=E10 PCP=[YR=2007] E27 N17 E15 PST=[YR=2007] W15 S17						
E15 N17\$ N11 W42 S28\$ W10\$ N28\$.						

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	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							