

SHELL ISLAND RETREAT PH I
 LOT 10 BLOCK B
 OR527-224

OLD CREEK DEVELOPMENT LLC
 779 PORT LEON DR 177
 ST MARKS, FL 32355

2024

03-4S-01E-313-05700-B10



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									
																	VALUATION BY STANDARD Tax Group: 2 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 30,000 TOTAL MARKET VALUE 30,000 SOH/AGL Deduction 17,900 ASSESSED VALUE 12,100 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 12,100 TOTAL JUST VALUE 30,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 11,000 5YR PRCL CK NC COA PER TCO 5 YR PRCL CH, N/C FLD CK (K.LINTON) N/C PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 1203/0787 4/16/2021 WD Q V 05 70,000 GRANTOR: HOBBS RUTHIE TRUSTEE GRANTEE: OLD CREEK DEVELOPME 0527/0224 3/05/2004 QC U V 100 GRANTOR: HOBBS ALLEN AND RUTHI GRANTEE: HOBBS RUTHIE TRUSTE BUILDING NOTES BUILDING DIMENSIONS										
DOR CODE 0000 VACANT RESIDENTIAL						SERGEANT PREBLE CT, ST MARKS										BLD DATE XF DATE INC DATE											
MAP NUM 1 MKT AREA 01						LGL DATE LAND DATE AG DATE										01/13/2020 JB											
NEIGHBORHOOD/LOC 313.00 1.00/						ADJ UNIT PRICE										OB/XF MKT VALUE											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	NOTES																
TOTALS																											
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												
LAND DESCRIPTION						TOTAL OB/XF 0																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV			
1	000000	C	VAC RES	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000										
REVIEW DATE 04/11/2021 BY GEJS Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 04/08/2026 BY SYS																											