OCHLOCKNEE SHORES
SECTION B LOT 2
OR 22 P 626 OR 435 P 169

CROSBY CURTIS JEROME/CROSBY TAMMY W
P O BOX 41
WILLACOOCHEE, GA 31650

2024

07-6S-01W-026-04654-000

BUILDING CHARACTERISTICS

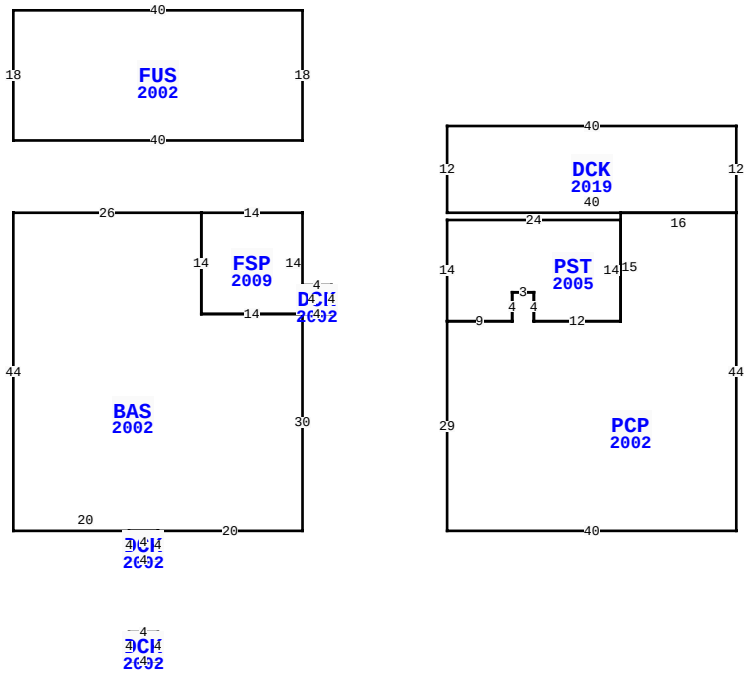
ELEMENT	CD	CONSTRUCTION
Foundation	05	PILE CONCR 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Bedrooms		4 100
Bathrooms		4 100
Story Height		0 100
Stories	1.5	1.5 100
Units		0 100
Kitchen	GD	GOOD 100
Quality	07	GOOD
DOR CODE	0100	SINGLE FAMILY
MAP NUM	4	MKT AREA 03
NEIGHBORHOOD/LOC	28.00	1.60/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,564	100	2002	1,564	395,019
DCK	16	10	2002	2	505
DCK	16	10	2002	2	505
DCK	16	10	2002	2	505
DCK	480	10	2019	48	12,123
FSP	196	55	2009	108	27,277
FUS	720	100	2002	720	181,850
PCP	1,412	10	2002	141	35,613
PST	324	15	2005	49	12,376
TOTALS	4,744			2,636	665,774

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,636	190.9920	290.31	765,257	2002	2010	0	0	0	13.00	87.00

1 SINGLE FAM 0% - 2024 Heated Area: 2284 HX Base Yr



293 MASHES SANDS RD, PANACEA

BLD DATE	02/11/2020	MMJT	LGL DATE		
XF DATE	02/11/2020	MMJT	LAND DATE	02/11/2020	MMJT
INC DATE			AG DATE		

WAKULLA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	665,774
TOTAL MARKET OB/XF VALUE	66,987
TOTAL LAND VALUE - MARKET	155,000
TOTAL MARKET VALUE	887,761
SOH/AGL Deduction	0
ASSESSED VALUE	887,761
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	887,761
TOTAL JUST VALUE	887,761
NCON VALUE	21,087
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	842,337

MM 5 YR/PRMT CK - CORR XFOB DIMEMS, DEMO XFOB, PU
COA PER NCOA REPORT
17. CHG QUAL, CHG TRAV.
5 YR PRCL CK, PU XFOB LN 11-13, DEL XFOB LN

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21-000737	BOATHOUSE	0	08/17/2021
2013155	DECK	0	03/19/2013
2010976	WINDOWS/DOORS	0	09/23/2010
2005769	POOL	0	06/03/2005
28835	SFD	0	03/28/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1288/0537	10/21/2022	WD	Q	I	01	950,000
GRANTOR: CALVERT PROPERTIES, L						
GRANTEE: CROSBY CURTIS JEROM						
0841/0388	12/10/2010	QC	U	I	11	100
GRANTOR: CALVERT CHRISTOPHER D						
GRANTEE: CALVERT PROPERTIES,						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2009] W14 S14 E14 DCK=[YR=2002] E4 N4 W4 S4$ BAS=[YR=2002] W14 N14 W26 PTR=N10 FUS=[YR=2002] E40 N18W40 S18 $ S10$ S44 E20 DCK=[YR=2002] W4 S4 PTR=S10 DCK=[YR=2002] S4 E4 N4 W4$ N10$ E4 N4$ E20 PTR=E20 PCP=[YR=2002] E40 N44 DCK=[YR=2019] N12 W40 S12 E40$ W16 S15 W12 N4 W3 S4 W9 PST=[YR=2005] E9 N4 E3 S4 E12 N14 W24 S14$ S29$ W20$ N30$ N14$.

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	0210	CONCRETE D	0	0	0	0	4,180.00	SF	9.60	9.60	100	2002	2002	3	20	8,026	
2	0350	BOATDOCK A	0	0	27	7	189.00	SF	38.40	38.40	100	2002	2002	3	20	1,452	
3	0330	BOAT SHED	0	0	32	24	768.00	SF	24.00	24.00	100	2005	2005	3	24	4,424	
4	0375	WOOD WALK	0	0	300	4	1,200.00	SF	24.00	24.00	100	2002	2002	3	20	5,760	
5	0060	DECK WOOD	0	0	12	38	456.00	SF	8.00	8.00	100	2002	2002	3	20	730	
7	0220	POOL VINYL	0	0	27	14	378.00	SF	96.00	96.00	100	2005	2005	3	40	14,515	
8	0211	CONCRETE W	0	0	0	0	1,540.00	SF	9.60	9.60	100	2005	2005	3	24	3,548	
9	0211	CONCRETE W	0	0	105	4	420.00	SF	9.60	9.60	100	2012	2012	3	52	2,097	
10	0211	CONCRETE W	0	0	16	5	80.00	SF	9.60	9.60	100	2012	2012	3	52	399	
11	0071	VINYL FENC	0	0	0	0	56.00	LF	12.80	12.80	100	2019	2019	3	85	609	

LAND DESCRIPTION

TOTAL OB/XF 41,560

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	000132	C	SFR RIVER	0			81.00	307.00	1.00	LT		1.00	1.00	1.00	155,000.00	155,000.00	155,000							

REVIEW DATE 08/09/2023 BY MMLA Total Acres: 0.57 Total Land Value: 155,000 Market: 0 Agricultural: 0 Common: 155,000 PRINTED 05/06/2026 BY SYS

OCHLOCKNEE SHORES
SECTION B LOT 2
OR 22 P 626 OR 435 P 169

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P O BOX 41
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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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MAP NUM	4	MKT AREA	03
NEIGHBORHOOD/LOC	28.00	1.60/	

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

BLD DATE	02/11/2020 MMJT	LGL DATE	
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WAKULLA COUNTY PROPERTY

PAGE 2 of 2 3

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TOTAL JUST VALUE	887,761
NCON VALUE	21,087
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	842,337

12, PU CORR TRAV & FNDN & FRME
SIZE XFOB LN 4, PU XFOB LN 10-11, DEL XFOB LN
5 YR PRLC CH, CHG CODE & SIZE XFOB LN 2, CHG
PU NE WTRAV,CHG BTHRMS;DEL XFOB#11-12;5 YR CK

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: CALVERT CHRISTOPHER D						
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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
12	0125	MTL/VYL AC	0	0	0	0	142.00	LF	30.40	30.40	100	2019	2019	3	85	3,669	
13	0211	CONCRETE W	0	0	20	5	100.00	SF	9.60	9.60	100	2019	2019	3	85	816	
19	0375	WOOD WALK	0	0	48	4	192.00	SF	24.00	24.00	100	2024	2023	AV	100	4,608	
20	0730	FINISHED O	0	0	15	15	225.00	SF	22.40	22.40	100	2024	2016	AV	86	4,334	
21	0007	ELECTRIC L	0	0	0	0	1.00	UT	12,000.00	12,000.00	100	2024	2023		100	12,000	

LAND DESCRIPTION

TOTAL OB/XF 25,427

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

REVIEW DATE 08/09/2023 BY MMLA Total Acres: 0.57 Total Land Value: 155,000 Market: 0 Agricultural: 0 Common: 155,000 PRINTED 05/06/2026 BY SYS