OCHLOCKNEE SHORES
SECTION B LOT 21
OR 47 P 220 & OR 236 P 198

HELTON DAVID FRANKLIN/HELTON KELSEY A ETAL
2209 GATES DRIVE
TALLAHASSEE, FL 32312

2024

07-6S-01W-026-04670-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	03	MASONRY 100
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	05	ASPH TILE 100
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		2 100
Bathrooms		1 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
Quality	02	BELOW AVERAGE
DOR CODE	0100	SINGLE FAMILY

MAP NUM: 4 | MKT AREA: 03

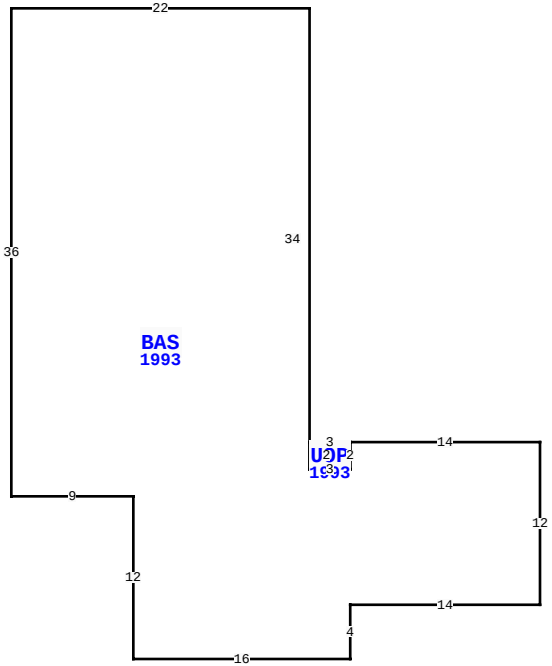
NEIGHBORHOOD/LOC: 28.00 1.60/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,158	100	1993	1,158	59,873
UOP	6	20	1993	1	52
TOTALS	1,164			1,159	59,925

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,159	85.0425	129.26	149,812	1950	1950	0	0	0	60.00	40.00

1 SINGLE FAM 0% - 0 Heated Area: 1158 HX Base Yr



BLD DATE	02/12/2020	MMJT	LGL DATE
XF DATE	02/12/2020	MMJT	LAND DATE 02/12/2020 MMJT
INC DATE			AG DATE

397 MASHES SANDS RD, PANACEA

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	0375	WOOD WALK	0	0	350	4	1,400.00	SF	24.00	24.00	100	2012	2012	3	52	17,472	
2	0350	BOATDOCK A	0	0	12	20	240.00	SF	38.40	38.40	100	2012	2012	3	52	4,792	
3	0350	BOATDOCK A	0	0	24	4	96.00	SF	38.40	38.40	100	2012	2012	3	52	1,917	
4	0211	CONCRETE W	0	0	4	3	12.00	SF	9.60	9.60	100	1993	1993	3	20	23	
5	0210	CONCRETE D	0	0	0	0	136.00	SF	9.60	9.60	100	1993	1993	3	20	261	

WAKULLA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	59,925
TOTAL MARKET OB/XF VALUE	24,465
TOTAL LAND VALUE - MARKET	155,000
TOTAL MARKET VALUE	239,390
SOH/AGL Deduction	12,119
ASSESSED VALUE	227,271
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	227,271
TOTAL JUST VALUE	239,390
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	206,610

4 AND 5.

5 YR PRCL CK, CHG RSTR, INT, HTTP, PU XFOB LN

COA DAVID HELTON IN OFFICE TO REQUEST.

5 YR PRCL CH, PU CORR TRAV, FNDN & FRME

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000241	REROOF-CO	0	04/25/2019
17001098	WINDOWS/DOORS	0	08/03/2017
17000258	MECH	0	02/22/2017
2011820	DOCKS/SEAWALL	0	12/02/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1095/0672	12/13/2018	TT	U	I	11	100
GRANTOR: HELTON DAVID FRANKIN						
GRANTEE: HELTON DAVID FRANKI						
0522/0368	1/30/2004	TT	U	I		100
GRANTOR: HELTON & ETAL						
GRANTEE: HELTON & ETAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 S36 E9 S12 E16 N4 E14 N12 W14 UOP=[YR=1993] W3 S2 E3 N2$ S2 W3 N34$.

LAND DESCRIPTION

TOTAL OB/XF 24,465

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			80.00	260.00	1.00	LT		1.00	1.00	1.00	155,000.00	155,000.00	155,000							

REVIEW DATE 02/12/2020 BY MMJT Total Acres: 0.48 Total Land Value: 155,000 Market: 0 Agricultural: 0 Common: 155,000 PRINTED 05/06/2026 BY SYS