

GREINERS ADDITION
 BLOCK 16 LOT 11 & W 1/2 LOT 10
 DB 31 P 405 & OR 50 P 277

SCISSORTAIL HOLDINGS, LLC
 632 MARINER CIR
 ALLIGATOR POINT, FL 32346

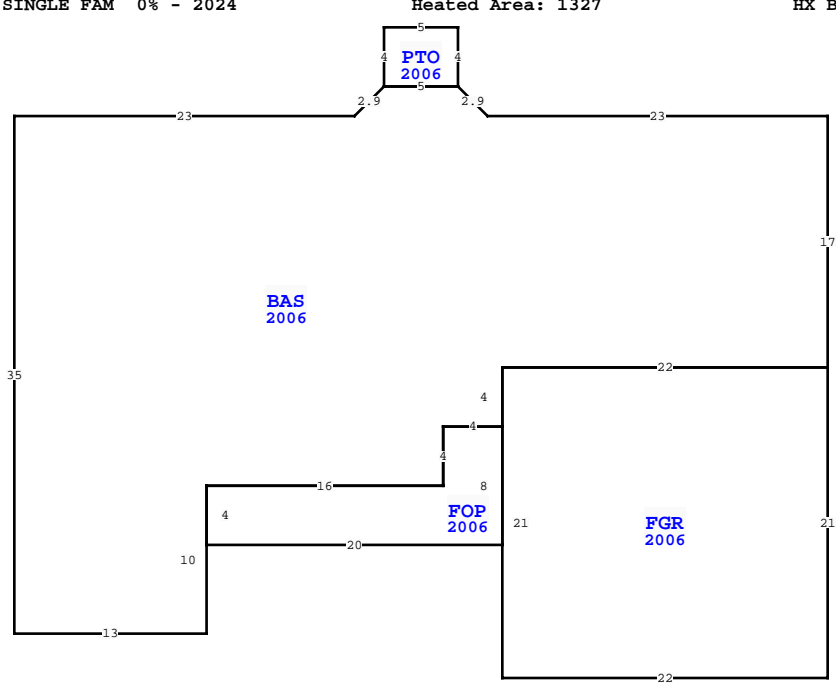
2024

00-00-077-014-10507-044



ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	30	VINYL	80		
Exterior Wall	20	FACE	BRICK	20	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	70		
Interior Floo	11	CLAY TILE	30		
Heating Type	13	HEAT PUMP	100		
Air Condition	13	HEAT PUMP	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	3	MKT AREA	10		
NEIGHBORHOOD/LOC	14.00	1.25/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,327	100	2006	1,327	164,506
FGR	462	50	2006	231	28,637
FOP	96	30	2006	29	3,595
PTO	20	5	2006	1	124
TOTALS	1,905			1,588	196,862

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,588	117.3000	139.29	221,193	2006	2012	0	0	11.00	89.00	
1 SINGLE FAM 0% - 2024 Heated Area: 1327 HX Base Yr												



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		196,862	
TOTAL MARKET OB/XF VALUE		1,213	
TOTAL LAND VALUE - MARKET		12,000	
TOTAL MARKET VALUE		210,075	
SOH/AGL Deduction		0	
ASSESSED VALUE		210,075	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		210,075	
TOTAL JUST VALUE		210,075	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		147,500	
5 YR PRCL CK, N/C			
INCR EYB 2010-2012 HVAC OB23-135 CC 3/28/2023			
INCR EYB 2006-2010 ROOF PRMT OB21-104			
5 YR PRCL CH, CHG EXW			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB23-000135	HVAC CHANGE OUT-C		03/17/2023
21000104	RE-ROOF-CO	0	03/05/2021
2006166	SFD - CO	0	10/20/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1319/0751	6/07/2023	QC	U	I	11	100
GRANTOR: PARKER STEPHANIE G &						
GRANTEE: SCISSORTAIL HOLDING						
1222/0711	7/30/2021	WD	Q	I	01	160,000
GRANTOR: VANDERHEYDEN DENNIS &						
GRANTEE: PARKER STEPHANIE G						

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	0	37	17		629.00	SF	6.00	100	2006	2006	3	27	1,019
2	0210	CONCRETE D	0	0	20	6		120.00	SF	6.00	100	2006	2006	3	27	194

TOTAL OB/XF												
91 HOMAN POINT AVE, CRAWFORDVILLE												
BLD DATE	10/31/2019	MMAK	LGL DATE	10/31/2019	MMAK							
XF DATE	10/31/2019	MMAK	LAND DATE	10/31/2019	MMAK							
INC DATE			AG DATE									

BUILDING NOTES						

BUILDING DIMENSIONS						
BAS=[YR=2006] W23 L2 U2 PTO=[YR=2006] N4 W5 S4 E5\$ W5 L2 D2 W23 S35 E13 N10 FOP=[YR=2006] S4 E20 N8 W4 S4 W16\$ E16 N4 E4 N4 E22 FGR=[YR=2006] W22 S21 E22 N21\$ N17\$.						

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	12,000.00	12,000.00	12,000								