

LOT 121 HS P-5-M-19 & UNIT 4
 BLK B LOT 18 SHELL POINT BEACH
 OR 37 P 971 OR 38 P 831

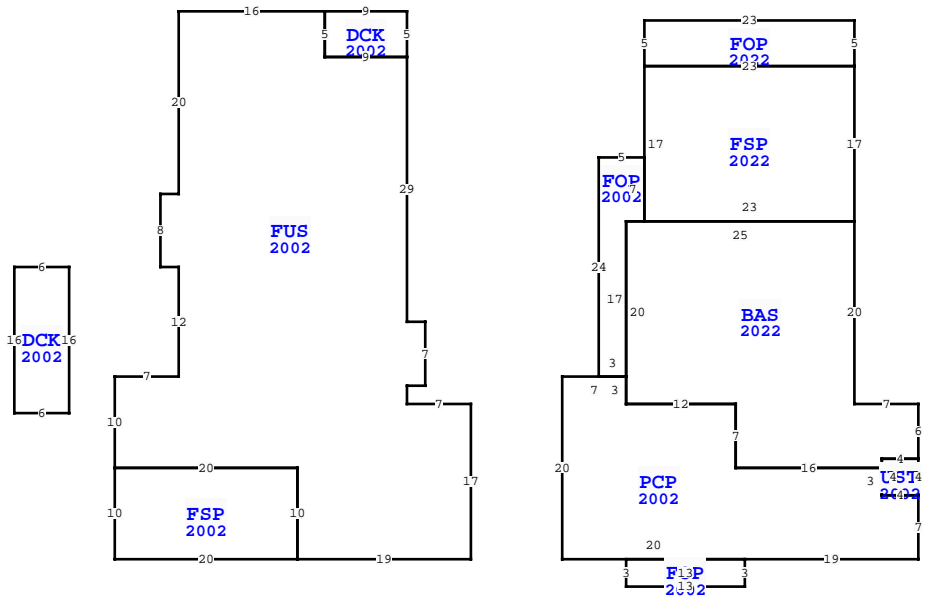
NORTH FLORIDA AQUATIC ADVENTURES, LLC
 1156 WINTER LANE
 TALLAHASSEE, FL 32311

2024

00-00-121-000-11967-000

ELEMENT	CD	CONSTRUCTION
Foundation	04	PILE WOOD 100
Frame	02	WOOD FRAME 100
Exterior Wall	06	BD/BATTEN 80
Exterior Wall	17	CB STUCCO 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Heating Type	04	AIR DUCTED 100
Air Condition	02	WINDOW 100
Bedrooms		3 100
Bathrooms		3 100
Story Height		0 100
Stories	2.	2. 100
Units		0 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,651	111.7800	189.02	501,092	1969	1990	0	0	33.00	67.00
1 SINGLE FAM 0% - 0 Heated Area: 2180 HX Base Yr											



Quality	08	FAIR			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	4	MKT AREA	06		
NEIGHBORHOOD/LOC	155.40	1.78/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	636	100	2022	636	80,545
DCK	45	10	2002	4	507
DCK	96	10	2002	10	1,266
FOP	39	30	2002	12	1,520
FOP	86	30	2002	26	3,293
FOP	115	30	2022	34	4,306
FSP	200	55	2002	110	13,931
FSP	391	55	2022	215	27,228
FUS	1,544	100	2002	1,544	195,537
PCP	532	10	2002	53	6,712
TOTALS	3,700			2,651	335,732

** This building has 11 Sub-Areas
 182 BEATY TAFF DR, CRAWFORDVILLE

BLD DATE	05/15/2019	MMAK	LGL DATE	
XF DATE	05/15/2019	MMAK	LAND DATE	05/15/2019
INC DATE			AG DATE	

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	0211	CONCRETE W	0	0	15	3	45.00	SF	6.00	6.00	100	2002	2002	3	20	54	
2	0210	CONCRETE D	0	0	39	3	117.00	SF	6.00	6.00	100	2002	2002	3	20	140	
3	0375	WOOD WALK	0	0	11	3	33.00	SF	15.00	15.00	100	2012	2012	3	52	257	
4	0371	FLOATING D	0	0	12	6	72.00	SF	20.00	20.00	100	2012	2012	3	52	749	
5	0850	SEAWALL CO	0	0	0	0	48.00	LF	42.00	42.00	100	1996	1996	3	20	403	
6	0872	SEAWALL VI	0	0	0	0	27.00	LF	38.00	38.00	100	1996	1996	3	20	205	
7	0060	DECK WOOD	0	0	53	8	424.00	SF	5.00	5.00	100	2016	2016	3	87	1,844	

EXTRA FEATURES																
TOTAL OB/XF 3,652																

LAND DESCRIPTION																								
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	000130	C	SFR WATER	0			0.00	0.00	1.00	LT		1.00	1.00	1.50	100,000.00	150,000.00	150,000							

LAND DESCRIPTION																								
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	000130	C	SFR WATER	0			0.00	0.00	1.00	LT		1.00	1.00	1.50	100,000.00	150,000.00	150,000							

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY				STANDARD	
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				335,732	
TOTAL MARKET OB/XF VALUE				3,652	
TOTAL LAND VALUE - MARKET				150,000	
TOTAL MARKET VALUE				489,384	
SOH/AGL Deduction				192,088	
ASSESSED VALUE				297,296	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				297,296	
TOTAL JUST VALUE				489,384	
NCON VALUE				0	
INCOME VALUE				0	
PREVIOUS YEAR MKT VALUE				270,269	
AND CH FLOORING					
MM DISCOVERY VISIT - PU NEW TRAVERSE & XF0B					
ADD HX FOR 2020-PARSON, LATE FILE					
PAST 2 YEARS. NO PORTABILITY					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
19001249	DOORS	0	09/04/2019		
18001212	ELECTRIC	0	12/13/2018		
29340	RENOV	0	08/13/2002		
027952	ELEUPGRADE	0	07/09/2001		
019493	N/A	0	04/05/1995		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1185/0535	11/20/2020	WD	Q	I	01	370,000
GRANTOR: PARSONS JOHN E & ANGE						
GRANTEE: NORTH FLORIDA AQUAT						
1118/0521	5/23/2019	CR	U	I	11	100
GRANTOR: MILLS ELOISE AS TRUST						
GRANTEE: PARSONS JOHN E & AN						

BUILDING NOTES																
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BUILDING DIMENSIONS																
DCK=[YR=2002] W9 S5 E9 FUS=[YR=2002] W9 N5 W16 S20 W2 S8																
PTR=W10 DCK=[YR=2002] W6 S16 E6 N16\$ E10\$ E2 S12 W7 S10 E20																
S10 FSP=[YR=2002] N10 W20 S10 E20\$ E19 PTR=E10 PCP=[YR=2002]																
E20 FOP=[YR=2002] W13 S3 E13 N3\$ E19 N7 W4 N3 W16 N7 W12																
BAS=[YR=2022] E12 S7 E16 N1 E4 UST=[YR=2002] W4 S4 E4 N4\$ N6																
W7 N20 FSP=[YR=2022] N17 W23 FOP=[YR=2022] E23 N5 W23 S5\$ S17																
FOP=[YR=2002] N7 W5 S24 E3 N17 E2\$ E23\$ W25 S20\$ N3 W7 S20\$																
W10\$ N17 W7 N2 E2 N7 W2 N29\$ N5\$.																