SHELL POINT BEACH UNIT 1
BLOCK A LOT 3 ALSO PART OF LOT 2 8X150 OR 58 P 763

VAN ASTEN CHRISTOPHER J/VAN ASTEN HALLEY S
5354 PEMBRIDGE PL
TALLAHASSEE, FL 32309

**2024**

**00-00-121-080-11984-000**

## BUILDING CHARACTERISTICS

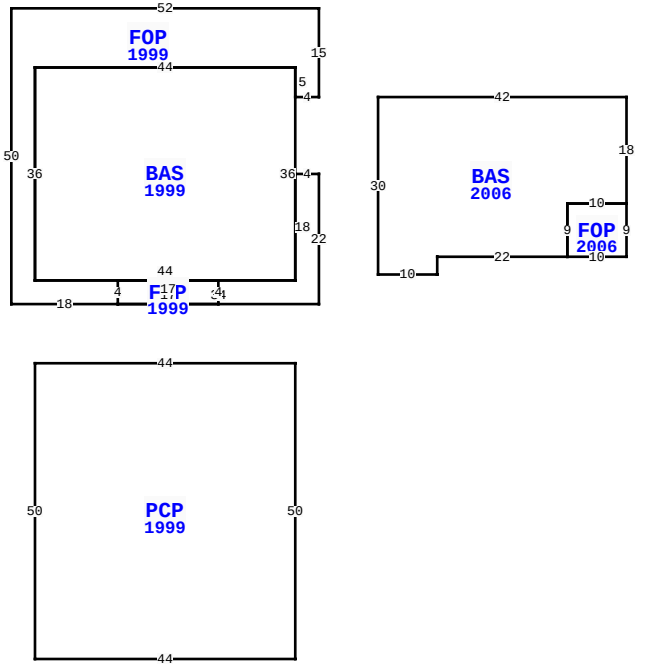
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Foundation | 05 | PILE CONCR 100 |
| Frame | 02 | WOOD FRAME 100 |
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 13 | GALVALUM 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 50 |
| Interior Floo | 14 | CARPET 50 |
| Heating Type | 13 | HEAT PUMP 100 |
| Air Condition | 13 | HEAT PUMP 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3 100 |
| Story Height | | 0 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 03 | AVERAGE |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | 4 | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 155.3 | 1.25/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,584 | 100 | 1999 | 1,584 | 212,748 |
| BAS | 1,074 | 100 | 2006 | 1,074 | 144,249 |
| FOP | 964 | 30 | 1999 | 289 | 38,816 |
| FOP | 90 | 30 | 2006 | 27 | 3,626 |
| FSP | 68 | 55 | 1999 | 37 | 4,969 |
| PCP | 2,200 | 10 | 1999 | 220 | 29,549 |
| TOTALS | 5,980 | | | 3,231 | 433,958 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,231 | 130.0000 | 154.38 | 498,802 | 1999 | 2010 | 0 | 0 | 0 | 13.00 | 87.00 |

1 SINGLE FAM 0% - 2024 Heated Area: 2658 HX Base Yr




1565 SHELL POINT RD, CRAWFORDVILLE

| | | | | | |
|---|---|---|---|---|---|
| BLD DATE | 05/22/2018 | MMTP | LGL DATE | | |
| XF DATE | 05/22/2018 | MMTP | LAND DATE | 05/22/2018 | MMTP |
| INC DATE | | | AG DATE | | |

## WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 433,958 |
| TOTAL MARKET OB/XF VALUE | 18,160 |
| TOTAL LAND VALUE - MARKET | 200,000 |
| TOTAL MARKET VALUE | 652,118 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 652,118 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 652,118 |
| TOTAL JUST VALUE | 652,118 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 486,302 |

MM 5YR CK, DEMO XFOB 2/24/2023
PART OF NH 155.3. 1.25 ADJ TO BUILDINGS DUE TO LOC
JS CHANGE PLOT UST2006 TO BAS206 ADD BATH
5 YR PRCL CHK DEL XFOB LN8

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 18000038 | MECH | 0 | 01/29/2018 |
| 20051999 | ELECTRICAL | 0 | 12/13/2005 |
| 20051818 | ENCLOSE DCK | 0 | 11/07/2005 |
| 024328 | HSE | 0 | 11/19/1998 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1338/0220 | 10/24/2023 | WD | Q | I | 01 | 850,000 |
| GRANTOR: MORIARTY DOROTHY J | | | | | | |
| GRANTEE: VAN ASTEN CHRISTOPH | | | | | | |
| 0294/0423 | 3/05/1997 | WD | Q | I | | 157,000 |
| GRANTOR: MORIARTY DOROTHY J | | | | | | |
| GRANTEE: TOWNSEND GERALD E J | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FOP=[YR=1999] W52 S50 PTR=S10 E4 PCP=[YR=1999] S50 E44 N50 W44$ W4 N10$ E18 FSP=[YR=1999] E17 N4 W17 S4$ E34 N22 W4 S18 W44 N36 E44 BAS=[YR=1999] W44 S36 E44 N36$ S5 E4 N15$ PTR= E10 S15 BAS=[YR=2006] S30 E10 N3 E22 N9E10 FOP=[YR=2006] W10 S9 E10 N9$ N18 W42$ N15 W10$.

## 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 | 0850 | SEAWALL CO | 0 | 0 | 0 | 0 | 60.00 | LF | 42.00 | 42.00 | 100 | 1988 | 1988 | 3 | 20 | 504 | |
| 3 | 0005 | ELEVATOR | 0 | 0 | 0 | 0 | 1.00 | UT | 29,000.00 | 29,000.00 | 100 | 1999 | 1999 | 3 | 56 | 16,240 | |
| 4 | 0210 | CONCRETE D | 0 | 0 | 23 | 22 | 506.00 | SF | 6.00 | 6.00 | 100 | 1999 | 1999 | 3 | 20 | 607 | |
| 5 | 0211 | CONCRETE W | 0 | 0 | 30 | 3 | 90.00 | SF | 6.00 | 6.00 | 100 | 1999 | 1999 | 3 | 20 | 108 | |
| 6 | 0335 | ALUMINUM W | 0 | 0 | 12 | 3 | 36.00 | SF | 17.00 | 17.00 | 100 | 2009 | 2009 | 3 | 39 | 239 | |
| 7 | 0820 | SEAWALL,WO | 0 | 0 | 0 | 0 | 68.00 | LF | 34.00 | 34.00 | 100 | 1999 | 1999 | 3 | 20 | 462 | |

## LAND DESCRIPTION

TOTAL OB/XF 18,160

| 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 | 000130 | C | SFR WATER | 0 | | | 68.00 | 145.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 200,000.00 | 200,000.00 | 200,000 | | | | | | | |

REVIEW DATE 02/24/2023 BY MMAW Total Acres: 0.23 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 04/22/2026 BY SYS