

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

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
05	PILE CONCR 100				
02	WOOD FRAME 100				
30	VINYL 100				
03	GABLE/HIP 100				
13	GALVALUM 100				
05	DRYWALL 100				
08	SHT VINYL 50				
14	CARPET 50				
13	HEAT PUMP 100				
13	HEAT PUMP 100				
	3 100				
	3 100				
	0 100				
1.	1. 100				
	0 100				
03	AVERAGE				
0100	SINGLE FAMILY				
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	13.00	87.00																	
1 SINGLE FAM 0% - 2024 Heated Area: 2658 HX Base Yr																												
<table border="1"> <thead> <tr> <th>BLD DATE</th> <td>05/22/2018</td> <th>MMTP</th> <th>LGL DATE</th> <td></td> </tr> <tr> <th>XF DATE</th> <td>05/22/2018</td> <th>MMTP</th> <th>LAND DATE</th> <td>05/22/2018</td> </tr> <tr> <th>INC DATE</th> <td></td> <td></td> <th>AG DATE</th> <td></td> </tr> </thead> </table>														BLD DATE	05/22/2018	MMTP	LGL DATE		XF DATE	05/22/2018	MMTP	LAND DATE	05/22/2018	INC DATE			AG DATE	
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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				0		
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																	
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	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	
TOTAL OB/XF														18,160			

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	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								