

SHELL POINT BEACH UNIT 1
BLOCK C LOT 7 PLUS A 10 FT
STRIP LYING W OF LOT 7 BLK C

GIBSON GINGER
536 FRANK SHAW RD
TALLAHASSEE, FL 32312

2024

00-00-121-080-12024-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	04	PILE WOOD 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	N/A 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	VYL PLANK 100
Heating Type	14	MINI SPLIT 100
Air Condition	14	MINI SPLIT 100
Bedrooms		3 100
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 06
NEIGHBORHOOD/LOC	000	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	872	100
BAS	180	100
FOP	24	30
FOP	72	30
FOP	120	30
FOP	156	30
UGR	620	40
TOTALS	2,044	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	2023									Heated Area: 1052 HX Base Yr 2023	
BLD DATE	12/04/2018			MMSR	LGL DATE	12/04/2018			MMSR				
XF DATE	12/04/2018			MMSR	LAND DATE	12/04/2018			MMSR				
INC DATE													

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3			Tax Dist:
BUILDING MARKET VALUE			106,591
TOTAL MARKET OB/XF VALUE			3,990
TOTAL LAND VALUE - MARKET			81,250
TOTAL MARKET VALUE			191,831
SOH/AGL Deduction			20,046
ASSESSED VALUE			171,785
TOTAL EXEMPTION VALUE	HX HB WX		55,000
BASE TAXABLE VALUE			116,785
TOTAL JUST VALUE			191,831
NCON VALUE			3,376
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			163,504
MM PRMT CK, PU XFOB 7/7/23			
AND DEMO XFOB			
MM 5YR CK - PU FOP2004 IN NEW TRAV			
5 YR PRCL CH, N/C			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24-000611	SIDING/INSULATION		06/25/2024
OB24-000092	REPLACE 10 WINDOW		02/23/2024
23000117	FLOATING DOCK-CC	0	04/19/2023
21000563	SHINGLE REROOF	0	11/03/2021
20000094	REROOF-CO	0	03/20/2020

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	0870	SEAWALL AL	0	100	0	50.00	LF	51.00	51.00	100	2000	2000	3	20	510	
2	0955	PRIVACY FE	0	100	0	8.00	LF	15.00	15.00	100	2016	2016	3	87	104	
6	0371	FLOATING D	0	100	16	128.00	SF	20.00	20.00	100	2024	2023	AV	100	2,560	
7	0335	ALUMINUM W	0	100	16	48.00	SF	17.00	17.00	100	2024	2023	AV	100	816	

TOTAL OB/XF													
3,990													
339 CANAL ST, CRAWFORDVILLE													

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
1287/0645	10/05/2022	WD	Q	I	01	300,000	
GRANTOR: HOUSE-N-LAND LLC							
GRANTEE: GIBSON GINGER							
1175/0873	10/23/2020	QC	U	I	30	100	
GRANTOR: HOUSEN HARRY							
GRANTEE: HOUSE-N-LAND LLC							

BUILDING NOTES													
BUILDING DIMENSIONS													
FOP=[YR=2004] W6 S26 BAS=[YR=1993] N26 W40 S20 FOP=[YR=1993] S6 E12 N6 W12\$ E28 S6 FOP=[YR=1993] N6 W4 S6 E4\$ E12\$ E6 PTR=E10 N6 BAS=[YR=2012] E15 N12 W15 UGR=[YR=1993] E15 S12 E25 N20 FOP=[YR=2004] S20 E6 N20 W6\$ W40 S8\$ S12\$ S6 W10\$ N26\$.													

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	000100	C	SFR	100			50.00	121.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							
2	000195	C	RES WET SLIP	100					1.00	UT		1.00	1.00	1.75	15,000.00	26,250.00	26,250							