

SHELL POINT BEACH UNIT 2  
BLOCK A LOT 17 & A 10' STRIP  
OF LOT 28 BLOCK C OF SHELL

TALL TREES TRAIL TRUST/SHEPARD MATTHEW D ETAL  
4255 TALL TREES TRAIL  
MEDINA, OH 44256

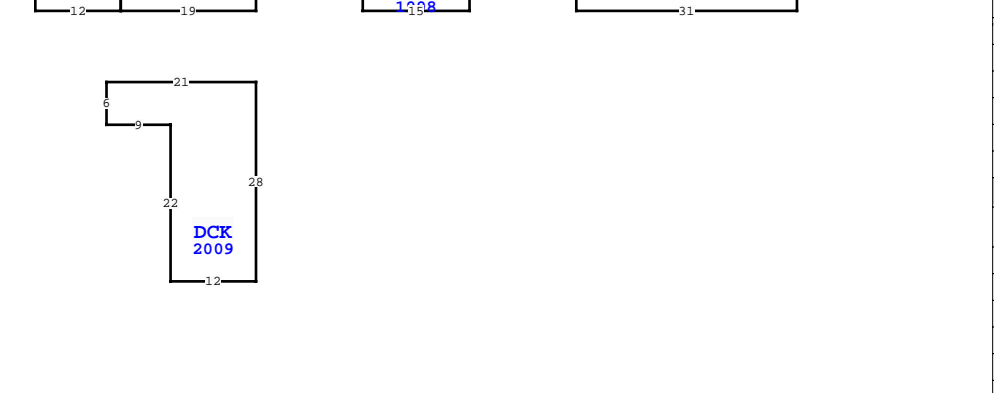
2024

00-00-121-085-12068-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	04	PILE WOOD 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	11	CLAY TILE 100
Ceiling	04	Cathedral/Vault 70
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Bedrooms		3 100
Bathrooms		2 100
Stories	2.	2. 100
Fireplace	01	FIREPLACE 100
Fireplace	01	FIREPLACE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,195	140.7000	133.66	293,384	1998	2020		0	0	3.00	97.00	



Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	4	MKT AREA 06			
NEIGHBORHOOD/LOC	155.100	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	917	100	1998	917	118,889
BAS	258	100	2020	258	33,449
DCK	90	10	1998	9	1,167
DCK	90	10	1998	9	1,167
DCK	352	10	2006	35	4,538
DCK	390	10	2009	39	5,057
FOP	65	30	2003	20	2,593
FSP	217	55	2020	119	15,429
FUS	665	100	1998	665	86,217
PCP	1,033	10	1998	103	13,354
TOTALS	4,501			2,195	284,582

\*\* This building has 11 Sub-Areas

BLD DATE	09/08/2020	MMJT	LGL DATE	
XF DATE	09/08/2020	MMJT	LAND DATE	09/08/2020
INC DATE			AG DATE	

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	0872	SEAWALL VI	0	0	0	0	111.00	LF	38.00	38.00	100	2019	2019	3	85	3,585	
2	0071	VINYL FENC	0	0	0	0	226.00	LF	8.00	8.00	100	2020	2020	3	89	1,609	

TOTAL OB/XF														
														5,194

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000120	C	SFR GULF	0		R1	70.00	106.00	1.00	LT		1.00	1.00	1.15	160,000.00	184,000.00	184,000							

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	284,582		
TOTAL MARKET OB/XF VALUE	5,194		
TOTAL LAND VALUE - MARKET	184,000		
TOTAL MARKET VALUE	473,776		
SOH/AGL Deduction	0		
ASSESSED VALUE	473,776		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	473,776		
TOTAL JUST VALUE	473,776		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	545,704		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB23-000018	ROOF OVER - CC	0	01/19/2023
20000021	SFD	0	02/20/2020
19001418	SEAWALL-CO	0	11/01/2019
2006671	REPLACE DECK	0	04/18/2006
20051004	REPAIR STAIRS	0	07/18/2005
023993	POOL/DCK	0	08/24/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1310/0313	4/24/2023	WD	U	I	35	729,900

GRANTOR: J. ANTHONY ARENA AS T  
GRANTEE: SHEPARD MATTHEW D &  
1204/0425 4/16/2021 WD Q I 01 584,000  
GRANTOR: BRAMBLETT LOUIS J & A  
GRANTEE: J. ANTHONY ARENA AS

BUILDING NOTES													
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BUILDING DIMENSIONS													
FSP=[YR=2020] W31 S7 E31 BAS=[YR=1998] W31 S40 E12 N17 E19 FOP=[YR=2003] W11 S4 E4 S3 E7 BAS=[YR=2020] W7 N3 W4 N4 W8 S17 E19 PTR=S10 DCK=[YR=2009] W21 S6 E9 S22 E12 N28\$ N10\$ PTR= E15 DCK=[YR=1998] E15 N6 W15 FUS=[YR=1998] E17 N35 W17 DCK=[YR=1998] E15 N6 PTR=E15 PTO=[YR=1998] S7 E11 S23 E9 N23 E11 PCP=[YR=1998] W11 S23 W9 N23 W11 S40 E31 N32 DCK=[YR=2006] S20 E20 N16 W12 N4 W8\$ N8\$ N7 W31\$ W15\$ W15 S6\$ W2 S35 E2\$ S6\$ W15\$ N10\$ N7\$ N23\$ N7\$.													