

SHELL POINT BEACH UNIT 4
 BLOCK B LOT 16
 DB 30 P 478 & OR 64 P 365

BYRD LUANNE HAYNES
 11 SANDPIPER LANE
 SHELL POINT, FL 32327

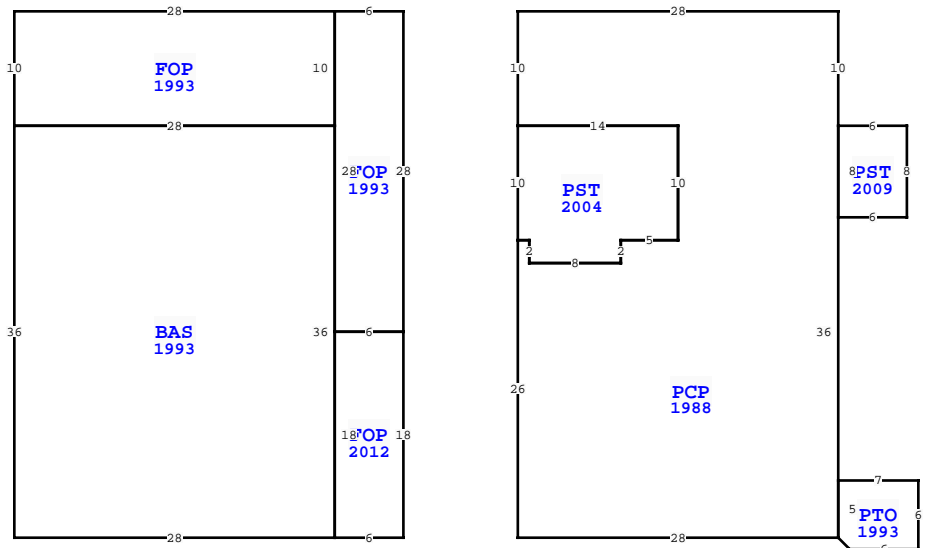
2024

00-00-121-106-12083-016



ELEMENT		CD	CONSTRUCTION		
Foundation	04	PILE	WOOD	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	08	WD ON PLY	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	01	MINIMUM	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	15	HARDTILE	100		
Heating Type	04	AIR DUCTED	100		
Air Condition	03	CENTRAL	100		
Bedrooms		2	100		
Bathrooms		1	100		
Story Height		0	100		
Stories	1.	1.	100		
Units		0	100		
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	1,008	100	1993	1,008	161,541
FOP	168	30	1993	50	8,013
FOP	280	30	1993	84	13,461
FOP	108	30	2012	32	5,128
PCP	1,132	10	1988	113	18,109
PST	156	15	2004	23	3,686
PST	48	15	2009	7	1,122
PTO	42	5	1993	2	321
TOTALS	2,942			1,319	211,381

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1	SINGLE FAM	100%	- 2019		Heated Area: 1008						HX Base Yr 2019	



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			211,381
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			261,381
SOH/AGL Deduction			115,725
ASSESSED VALUE			145,656
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			95,656
TOTAL JUST VALUE			261,381
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			188,217
2021 HX RNWL CARD RTN BY PO-TEMP AWAY			
5 YR PRCL CK, N/C			
ADD HX FOR 2019-BYRD			
ADDE3D JV CHG CODE PER 12D8 ERROR REPORT			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000077	REROOF-CO	0	09/13/2019
16000426	MECH	0	05/05/2016
31675	R & R PILING	0	04/16/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1079/0267	7/06/2018	WD Q	Q	I	01	220,000
GRANTOR: THORTON JOEL L JR;BLA						
GRANTEE: BYRD LUANNE HAYNES						
0531/0350	4/05/2004	WD Q	Q	I		207,000
GRANTOR: WEHUNT WADE H JR						
GRANTEE: THORNTON						

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

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	DPTH 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			67.00	105.00	1.00	LT		1.00	1.00	0.50	100,000.00	50,000.00	50,000							

BUILDING NOTES									
FOP=[YR=1993] W6 S28 E6 FOP=[YR=2012] W6 S18 BAS=[YR=1993] N36 W28 FOP=[YR=1993] E28 N10 W28 S10\$ S36 E28\$ E6 PTR=E10 PCP=[YR=1988] E28 PTO=[YR=1993] D1 R1 E6 N6 W7 S5\$ N36 PST=[YR=2009] S8 E6 N8 W6\$ N10 W28 S10 E14 S10 W5 S2 W8 N2 W1 PST=[YR=2004] E1 S2 E8 N2 E5 N10 W14 S10\$ S26\$ W10\$ N18\$ N28\$.									

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	000100	C	SFR	100			67.00	105.00	1.00	LT		1.00	1.00	0.50	100,000.00	50,000.00	50,000							