

SHELL POINT HARBOR
 LOT 6
 OR 71 P 483 & OR 84 P 253

PEARSON BRIAN LANE/PEARSON LINDSAY DEAN
 14037 RO CO CO ROAD
 TALLAHASSEE, FL 32309

2024

00-00-121-133-11965-006



ELEMENT		CD	BUILDING CHARACTERISTICS		
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	10	LAMINATED	100		
Heating Type	04	AIR DUCTED	100		
Air Condition	03	CENTRAL	100		
Bedrooms		3	100		
Bathrooms		2	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	122.200	1.40/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,536	100	1993	1,536	164,248
FSP	320	55	1993	176	18,820
FSP	320	55	1993	176	18,820
PCP	1,945	10	1990	194	20,745
PST	180	15	1990	27	2,887
PST	231	15	1990	35	3,743
UOP	272	20	1993	54	5,774
UOP	272	20	1993	54	5,774
TOTALS	5,076			2,252	240,811

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,252	120.0000	159.60	359,419	1990	1990	0	0	33.00	67.00
1 SINGLE FAM 0% - 0 Heated Area: 1536 HX Base Yr											

WAKULLA COUNTY PROPERTY				PAGE 1 of 2	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				240,811		
TOTAL MARKET OB/XF VALUE				38,351		
TOTAL LAND VALUE - MARKET				120,000		
TOTAL MARKET VALUE				399,162		
SOH/AGL Deduction				0		
ASSESSED VALUE				399,162		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				399,162		
TOTAL JUST VALUE				399,162		
NCON VALUE				0		
INCOME VALUE				0		
PREVIOUS YEAR MKT VALUE				375,500		
12-15-21						
CH-PRMT; DEL XFOB LN 2; PU LN'S 8-12 C OF C						
CHRISTENSEN						
REMOVE HX / PORTED TO 01886-008 FOR 2020						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
21000719	BOATLIFT	0	07/19/2021			
2012329	MECH	0	05/25/2012			
200911	SIDING & REROOF-M	0	01/06/2009			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1154/0417	6/10/2020	WD	Q	I	01	330,000
GRANTOR: CHRISTENSEN STEVEN K						
GRANTEE: PEARSON BRIAN LANE						
0167/0057	6/01/1990	QC	U	V		150,000
GRANTOR:						
GRANTEE:						
BUILDING NOTES						
BUILDING DIMENSIONS						
UOP=[YR=1993] W4 S68 FSP=[YR=1993] N10 W32 S10 UOP=[YR=1993] N68 FSP=[YR=1993] S10 E32 BAS=[YR=1993] W32 S48 E32 N48\$ N10 W32\$ W4 S68 E4\$ E32\$ E4 PTR=E10 PCP=[YR=1990] E32 N68 W11 S22 PST=[YR=1990] W10 S18 E10 N18\$ N11 W21 PST=[YR=1990] E21 N11 W21 S11\$ S57\$ W10\$ N68\$.						

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	0371	FLOATING D	0	0	16	10	160.00	SF	20.00	20.00	100	1988	1988	3	20	640	
2	0820	SEAWALL,WO	0	0	0	0	100.00	LF	34.00	34.00	100	1990	1990	3	20	680	
3	0210	CONCRETE D	0	0	25	12	300.00	SF	6.00	6.00	100	1990	1990	3	20	360	
4	0210	CONCRETE D	0	0	25	12	300.00	SF	6.00	6.00	100	1990	1990	3	20	360	
5	0211	CONCRETE W	0	0	10	3	30.00	SF	6.00	6.00	100	1990	1990	3	20	36	
6	0009	DUMBWAITER	0	0	0	0	1.00	UT	10,000.00	10,000.00	100	2018	2018	3	90	9,000	
7	0330	BOAT SHED	0	0	35	13	455.00	SF	15.00	15.00	100	2021	2021	3	93	6,347	
8	0371	FLOATING D	0	0	12	12	144.00	SF	20.00	20.00	100	2021	2021	3	93	2,678	
9	0375	WOOD WALK	0	0	45	4	180.00	SF	15.00	15.00	100	2021	2021	3	93	2,511	
10	0007	ELECTRIC L	0	0	0	0	2.00	UT	7,500.00	7,500.00	100	2021	2021	3	93	13,950	

TOTAL OB/XF												36,562											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000131	C	SFR CANAL	0		R1	100.00	124.00	1.00	LT	1.00	1.00	1.00	120,000.00	120,000.00	120,000							

REVIEW DATE																							
01/31/2022 BY MMMM Total Acres: 0.28 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 04/01/2026 BY SYS																							

2024

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																		PREVIOUS YEAR MKT VALUE								375,500	
																		COA PER NCOA TRIM REPORT 05/2019									
																		5 YR PRCL PU XFOB LN 7									
																		LN 5-6, DEL XFOB LN 7-8									
																		XFOB LN 1, PU CORR DIMENS XFOB LN 4, PU XFOB									
																		PERMIT NUM	DESCRIPTION	AMT	ISSUED						
																		SALES DATA									
																		OFF RECORD Number	DATE	TYPE INST	Q / U /	V / I /	RSN CD	SALE PRICE			
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																		GRANTOR:									
																		GRANTEE:									
																		BUILDING NOTES									
																		BUILDING DIMENSIONS									
																		TOTAL OB/XF 1,789									

LAND DESCRIPTION												TOTAL OB/XF												
LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV