

P-14-3-M-40-B  
 8.45 AC M/L IN THE W 1/2 OF  
 THE NW 1/4 OF THE SE 1/4 OF

SHANNON KIMBERLY  
 3180 JADE TREE PT  
 OVIEDO, FL 32765-5277

2024

04-5S-02W-000-02548-003



| BUILDING CHARACTERISTICS   |                  |              |                      |              |                      |          |       |       |                | MARKET ADJUSTMENTS     |         |             |             |                |                 |                |            |                             |      | WAKULLA COUNTY PROPERTY   |  |                   |    |        |  |  |  |  |  |  |  |
|--|------------------|--------------|----------------------|--------------|----------------------|----------|-------|-------|----------------|------------------------|---------|-------------|-------------|----------------|-----------------|----------------|------------|-----------------------------|------|---|--|-------------------|----|--------|--|--|--|--|--|--|--|
| ELEMENT  | CD               | CONSTRUCTION |                      |              |                      |          |       |       |                | TYPE                   | MDL     | EFF. AREA   | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW  | AYB            | EYB        | ECON                        | FNCT | NORM  | % COND   | VALUATION SUMMARY |    |        |  |  |  |  |  |  |  |
|  |                  |              |                      |              |                      |          |       |       |                |                        |         |             |             |                |                 |                |            |                             |      |   | VALUATION BY STANDARD<br>Tax Group: 3 Tax Dist:<br>BUILDING MARKET VALUE 0<br>TOTAL MARKET OB/XF VALUE 0<br>TOTAL LAND VALUE - MARKET 48,575<br>TOTAL MARKET VALUE 48,575<br>SOH/AGL Deduction 0<br>ASSESSED VALUE 48,575<br>TOTAL EXEMPTION VALUE 0<br>BASE TAXABLE VALUE 48,575<br>TOTAL JUST VALUE 48,575<br>NCON VALUE 0<br>INCOME VALUE<br>PREVIOUS YEAR MKT VALUE 71,825<br>MM 5YR CK NC<br>5 YR PRCL CH, N/C<br>COA PER USPS 3547<br>5 YR PRCL CK N/C |                   |    |        |  |  |  |  |  |  |  |
| DOR CODE 0000 VACANT RESIDENTIAL   |                  |              |                      |              |                      |          |       |       |                |                        |         |             |             |                |                 |                |            |                             |      | PERMIT NUM DESCRIPTION AMT ISSUED<br>SALES DATA<br>OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE<br>1032/0209 4/16/2017 PR U V 18 100<br>GRANTOR: SHANNON KIMBERLY PER<br>GRANTEE: SHANNON KIMBERLY<br>0815/0781 1/21/2010 FD U V 11 100<br>GRANTOR: SMITH KIMBERLY E<br>GRANTEE: SHANNON EVELYN E |  |                   |    |        |  |  |  |  |  |  |  |
| MAP NUM 5 MKT AREA 02  |                  |              |                      |              |                      |          |       |       |                |                        |         |             |             |                |                 |                |            |                             |      | BLD DATE<br>XF DATE<br>INC DATE<br>LGL DATE<br>LAND DATE<br>AG DATE<br>08/28/2018 MMSR  |  |                   |    |        |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC 000 1.00/   |                  |              |                      |              |                      |          |       |       |                |                        |         |             |             |                |                 |                |            |                             |      | BUILDING NOTES<br>BUILDING DIMENSIONS   |  |                   |    |        |  |  |  |  |  |  |  |
| AREA TYPE  | TOTAL GROSS AREA | PCT OF BASE  | YEAR                 | TOT ADJ AREA | SUBAREA MARKET VALUE |          |       |       |                |                        |         |             |             |                |                 |                |            |                             |      |   |  |                   |    |        |  |  |  |  |  |  |  |
|  |                  |              |                      |              |                      |          |       |       |                |                        |         |             |             |                |                 |                |            |                             |      |   |  |                   |    |        |  |  |  |  |  |  |  |
| TOTALS   |                  |              |                      |              |                      |          |       |       |                |                        |         |             |             |                |                 |                |            |                             |      |   |  |                   |    |        |  |  |  |  |  |  |  |
| EXTRA FEATURES   |                  |              |                      |              |                      |          |       |       |                | DINOSAUR LN, SOPCHOPPY |         |             |             |                |                 |                |            |                             |      |   |  |                   |    |        |  |  |  |  |  |  |  |
| 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          |            |                             |      |   |  |                   |    |        |  |  |  |  |  |  |  |
|  |                  |              |                      |              |                      |          |       |       |                |                        |         |             |             |                |                 |                |            |                             |      |   |  |                   |    |        |  |  |  |  |  |  |  |
| LAND DESCRIPTION   |                  |              |                      |              |                      |          |       |       |                | TOTAL OB/XF 0          |         |             |             |                |                 |                |            |                             |      |   |  |                   |    |        |  |  |  |  |  |  |  |
| 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  | 000000           | C            | VAC RES              | 0            |                      |          | 0.00  | 0.00  | 6.45           | AC                     |         | 1.00        | 1.00        | 1.00           | 7,500.00        | 7,500.00       | 48,375     |                             |      |   |  |                   |    |        |  |  |  |  |  |  |  |
| 2  | 009630           | C            | WETLAND              | 0            |                      |          |       |       | 2.00           | AC                     |         | 1.00        | 1.00        | 1.00           | 100.00          | 100.00         | 200        |                             |      |   |  |                   |    |        |  |  |  |  |  |  |  |
| REVIEW DATE 08/25/2023 BY MMLA Total Acres: 6.45 Total Land Value: 48,575 Market: 0 Agricultural: 0 Common: 48,575 PRINTED 05/20/2026 BY SYS |                  |              |                      |              |                      |          |       |       |                |                        |         |             |             |                |                 |                |            |                             |      |   |  |                   |    |        |  |  |  |  |  |  |  |