

CENTURY PARK LOT 1
 OR 672 P 743 OR 970 P 880
 OR 1081 P 332

10 PRESTON CIRCLE LLC
 17 POQUITO RD
 SHALIMAR, FL 32579

2024

19-3S-01W-334-04524-A01

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
05	STEEL 100				
17	CB STUCCO 50				
23	REINF CONC 50				
02	SHED 100				
12	MODULAR MT 100				
05	DRYWALL 100				
03	CONC FINSH 50				
14	CARPET 50				
04	AIR DUCTED 100				
06	ENG CENTRL 100				
43	100				
0	100				
29	100				
1.1	1.100				
00	N/A 100				
0	100				
03	AVERAGE				
1600	COMMUNITY SHOPPING				
2	MKT AREA	10			
000	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	12,600	100	2007	12,600	937,836
CAN	342	30	2007	103	7,666
CAN	1,051	30	2007	315	23,446
TOTALS	13,993			13,018	968,948

MARKET ADJUSTMENTS																												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																	
1	COMM SHOP	0% - 0		90.77	1,181,644	2007	2009	0	0	18.00	82.00																	
Heated Area: 12600 HX Base Yr																												
<table border="1"> <tr> <td>BLD DATE</td> <td>04/09/2019</td> <td>RTSS</td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td>04/09/2019</td> <td>RTSS</td> <td>LAND DATE</td> <td>04/09/2019</td> </tr> <tr> <td>INC DATE</td> <td></td> <td></td> <td>AG DATE</td> <td></td> </tr> </table>														BLD DATE	04/09/2019	RTSS	LGL DATE		XF DATE	04/09/2019	RTSS	LAND DATE	04/09/2019	INC DATE			AG DATE	
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INC DATE			AG DATE																									

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY		STANDARD				
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE		968,948				
TOTAL MARKET OB/XF VALUE		15,541				
TOTAL LAND VALUE - MARKET		501,804				
TOTAL MARKET VALUE		1,486,293				
SOH/AGL Deduction		588,635				
ASSESSED VALUE		897,658				
TOTAL EXEMPTION VALUE		0				
BASE TAXABLE VALUE		897,658				
TOTAL JUST VALUE		1,486,293				
NCON VALUE		0				
INCOME VALUE						
PREVIOUS YEAR MKT VALUE		1,292,490				
INCR EYB 2007-2009 PRMT OB21-000068						
5 YR PRCL CK, N/C						
ADD CHG/RETURNED TRIM/RETRIM						
5 YR PRCL CH, PU FNDN						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
OB21-000068	MECH-CC	0	02/19/2021			
OBN21-00000	RENOVATIONS-CC	0	01/27/2021			
17001681	SIGN-CO	0	12/18/2017			
B16-000572	ELEC-CC	0	06/13/2016			
201529	COMM	0	01/14/2015			
2014875	SIGN ELEC	0	10/29/2014			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1081/0332	7/27/2018	WD U	I	11		100
GRANTOR: MCLAUGHLIN PROPERTIES						
GRANTEE: 10 PRESTON CIRLE LL						
0970/0880	5/06/2015	WD U	I	12		2,334,800
GRANTOR: CORAL INVESTMENTS LLC						
GRANTEE: MCLAUGHLIN PROPERTI						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2007] W200 S3 CAN=[YR=2007] W6 S57 E6 N57\$ S60						
CAN=[YR=2007] S5 E92 S3 E17 N3 E91 N5 W200\$ E200 N63\$.						

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	0211	CONCRETE W	0	0	0	0	1,457.00	SF	6.00	6.00	100	2007	2007	3	30	2,623	
2	0210	CONCRETE D	0	0	0	0	2,533.00	SF	6.00	6.00	100	2007	2007	3	30	4,559	
3	0250	ASPHALT AV	0	0	0	0	13,932.00	SF	2.00	2.00	100	2007	2007	3	30	8,359	

TOTAL OB/XF														15,541
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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	001600	C	COMM SHP CNT	0			0.00	0.00	41,817.00	SF		1.00	1.00	1.00	12.00	12.00	501,804							

REVIEW DATE 04/09/2019 BY RTSS																													
Total Acres: 0.96						Total Land Value: 501,804						Market: 0						Agricultural: 0						Common: 501,804					

PRINTED 04/01/2026 BY SYS																							
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