




# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image														
<b>Account</b> 300002817 <b>Parcel ID</b> 0000-06-27N-25W-2-001-00 <b>Cadastral ID</b> 0000-27N-25W-06-2-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 3 <b>Tax Area</b> 101 - 1R-LAVERNE <b>Name ID</b> 24341 ADAMS, JAMES  4512 OLDE PLANTATION PLACE DESTIN FL 32541-  <b>Parcel Location</b> <b>Situs</b> 01143 NS 173 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 157 - Acres <b>Sec/Twn/Rng</b> 6 / 27 / 25 / 2 <b>Neighborhood</b> 1000 - COUNTY <b>School District</b> 1-LAVERNE - 1-LAVERNE																			
HOUSE										6/17/2025									
Legal Description					Building Permits														
Lat/Long: 36.83036047 -99.58212155					<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td colspan="5" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
SEC.6-27-25 LOTS 3-4-5; SE4NW4 BOOK 756 PAGE 617 BOOK 601 PAGE 013																			
Exemptions					Sale History														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
					756/617	FREEMAN, DWIGHT S.	12/15/2020	400,000	MQ										
Parcel Valuation																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	67.190	<b>Current Tax</b>										
Remove Cap	2021		Land Value 26,597	26,597	12%	3,192	Assessed	17,850	1,199.34										
Year Frozen			Improvements 135,906	122,152		14,658	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	0	0.00										
TIF Project ID	0		<b>Total Value</b> 162,503	148,749		17,850	<b>Total Taxable</b>	17,850	1,199.00										
Assessment History																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>	<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>												
2025	2025-300002817	ADAMS, JAMES	101	162,503	0	17,330	1,164.00												
2024	2024-300002817	ADAMS, JAMES	101	160,063	0	16,826	1,119.00												
2023	2023-300002817	ADAMS, JAMES	101	136,128	0	16,336	1,097.00												
2022	2022-300002817	ADAMS, JAMES	101	134,439	0	16,132	1,092.00												
2021	2021-300002817	ADAMS, JAMES	101	135,882	0	16,305	1,126.00												
2020	2020-300002817	FREEMAN, DWIGHT S.	101	135,882	0	16,305	1,105.00												
2019	2019-0002817	FREEMAN, DWIGHT S.	101	135,882		16,306	973.00												
2018	2018-0002817	FREEMAN, DWIGHT S.	101	135,882		15,859	946.00												
2017	2017-0002817	FREEMAN, DWIGHT S.	101	132,203		15,397	919.00												
2016	2016-0002817	FREEMAN, DWIGHT S.	101	132,203		14,950	892.00												
2015	2015-0002817	FREEMAN, DWIGHT S.	101	129,591		14,514	866.00												
2014	2014-0002817	FREEMAN, DWIGHT S.	101	125,288		14,092	841.00												
2013	2013-0002817	FREEMAN, DWIGHT S.	101	102,044		10,847	647.00												




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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 1 Topography Street Access Utilities Amenities  Method Acre Base Lot Value 1.00 x 5,000.00 = 5,000 Factor Value Adjustments Lot Value 5,000		

Residential Data	
Type	1 Single Family Residence
Condition	3.75 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	2,363 / 2,363
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	6 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1940 / 73

HOUSE 6/17/2025

### GRM Approach

GRM Code	
Gross Rent	
Indicated Value	

### Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

### Direct Comparables

Selection Model	DEFAULT	DEFAULT SELECTION MODEL
Adjustment Model	DEFAULT	DEFAULT ADJUSTMENTS TABLE
Comparables		
Indicated Value		

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	74,995		
Lot Value	5,000		
Indicated Value	79,995	33.85	Per SqFt
Agland Value	23,428		
Site Improvements	60,261		
Total Value	163,684	69.27	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	90.76	Total Misc Impr	+ 5,879
Roofing Adj	+ 4.12	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 267,841
Heat/Cool Adj	+ 12.33	Depreciation ( 72%)	- 192,846
Plumbing Adj	+ 3.64	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 74,995
Adj Base Cost	= 110.86	Lot Value	+ 5,000
Total Area	x 2,363	Indicated Value	= 79,995
Adjusted Cost	= 261,962	Value Per SqFt	33.85

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	1 1st Msn Cls A	0		1940	1	5,476.90		5,477
PRCH	Porch	1480	4x4	1940	16	25.11		402



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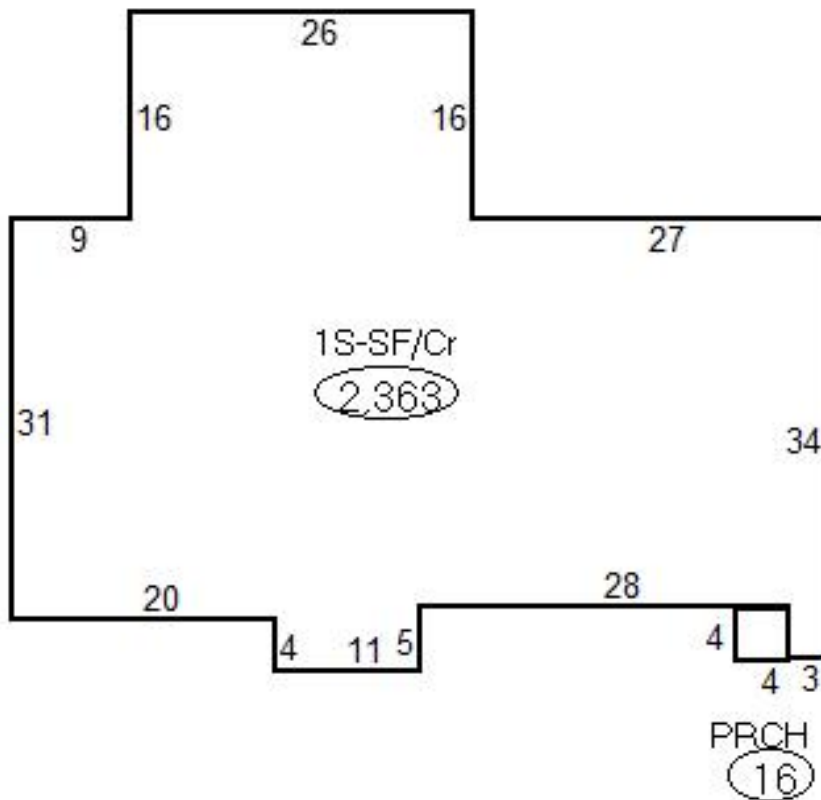
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		20	PRCH	16	1.000	16
2	R	1	Crawl	20	1S-SF/Cr	2,363	1.000	2,363
<b>Total Building Area</b>						2,363		2,363



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Bldg	75x24x16	Concrete	Galvanized Metal	1,800
	Qual	3	Cond 3	Year 1998	Eff Age 28	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (56% Phys/ % Func)</b>	
Base Cost (25.42 x 1,800)		45,756		45,756	25,623	20,133
	LNT0	Ag. Lean-To	75x16x8	Dirt	Galvanized Metal	1,200
	Qual	4	Cond 4	Year 1998	Eff Age 22	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (73% Phys/ % Func)</b>	
Base Cost (6.32 x 1,200)		7,584		7,584	5,536	2,048
	SHDS	Shed, Metal	20x14x8	Dirt	Formed Metal	280
	Qual	4	Cond 4	Year 1998	Eff Age 22	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (63% Phys/ % Func)</b>	
Base Cost (16.66 x 280)		4,665		4,665	2,939	1,726
	UTIL	Utility Building	30x20x12	Concrete	Galvanized Metal	600
	Qual	4	Cond 4	Year 1998	Eff Age 22	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (51% Phys/ % Func)</b>	
Base Cost (29.72 x 600)		17,832		17,832	9,094	8,738
	SHDS	Shed - Small / WOOD	16x8x8	Dirt	Composition Shingle	128
	Qual	4	Cond 4	Year 1998	Eff Age 22	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (63% Phys/ % Func)</b>	
Base Cost (20.46 x 128)		2,619		2,619	1,650	969
	SHDS	Shed - Small / GALVANIZED	10x10x8	Dirt	Galvanized Metal	100
	Qual	4	Cond 4	Year 1998	Eff Age 22	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (63% Phys/ % Func)</b>	
Base Cost (21.13 x 100)		2,113		2,113	1,331	782
	UTIL	Utility Building	35x32x12	Dirt	Galvanized Metal	1,120
	Qual	4	Cond 4	Year 1998	Eff Age 22	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (51% Phys/ % Func)</b>	
Base Cost (25.39 x 1,120)		28,437		28,437	14,503	13,934



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small / CHICKEN COOP	20x10x8	Dirt	Galvanized Metal	200
	Qual	4	Cond 4	Year 1998	Eff Age 22	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (63% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (17.22 x 200)	3,444		3,444	2,170	1,274
	PACN	Paving - Concrete / EQ. SHED DRIVEWAY	30x10x0	Concrete		300
	Qual	4	Cond 4	Year 1998	Eff Age 22	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (5.25 x 300)	1,575		1,575	1,260	315
	GBST	Grain Bin 1000 BU	0x0x0	Base		1,000
	Qual	4	Cond 4	Year 1995	Eff Age 25	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (68% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (1.71 x 1,000)	1,710		1,710	1,163	547
	SHDS	Shed - Small / RED	10x10x6	Dirt	Galvanized Metal	100
	Qual	4	Cond 4	Year 1990	Eff Age 29	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (75% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (22.36 x 100)	2,236		2,236	1,677	559
	UTIL	Utility Building	32x35x10	Concrete	Formed Metal	1,120
	Qual	3	Cond 3	Year 1980	Eff Age 46	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (69% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (26.60 x 1,120)	29,792		29,792	20,556	9,236



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### Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
MG	MANSKER-POTTER 5-20%	IP	15			2.656	59	59	157	157
MG	MANSKER-POTTER 5-20%	CR	15			.142	76	76	11	11
PB	PRATT HUMMOCKY	CR	40			33.097	204	204	6,739	6,739
PB	PRATT HUMMOCKY	IP	40			39.475	158	158	6,221	6,221
PB	PRATT HUMMOCKY	NP	40			7.182	128	128	919	919
PD	PRATT LOAMY HUMMOCKY	IP	31			6.445	122	122	787	787
PD	PRATT LOAMY HUMMOCKY	CR	31			33.235	158	158	5,244	5,244
PD	PRATT LOAMY HUMMOCKY	NP	31			33.769	99	99	3,350	3,350
<b>NP Totals</b>						156.000			23,428	23,428
<b>Total Agland</b>						156.000			23,428	23,428