




# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 06:51:32  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 300004331 <b>Parcel ID</b> 0000-28-29N-25W-3-001-00 <b>Cadastral ID</b> 0000-29N-25W-28-3-001-00 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 3 <b>Tax Area</b> 101 - 1R-LAVERNE <b>Name ID</b> 24509 GUNSLINGER CIMARRON, LLC % JAMES ADAMS  4512 OLD PLANTATION PLACE DESTIN FL 32541-  <b>Parcel Location</b> <b>Situs</b> 17531 4 RD E <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 10 - Acres <b>Sec/Twn/Rng</b> 28 / 29 / 25 / 3 <b>Neighborhood</b> 1000 - COUNTY <b>School District</b> 1-LAVERNE - 1-LAVERNE					 <p>FRONT OF HOUSE 6/17/2025</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.95929673 -99.91421978 SEC.28-29-25 TRACT IN SWSESW 10 ACRES BOOK 759 PAGE 313 C/O JAMES ADAMS DWIGHT A. MUNDELL & DIANA L. MUNDELL REV. TR. BOOK 546 PG 245																																																																																																																									
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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 10 Topography Street Access Utilities Amenities  Method Acre Base Lot Value 10.00 x 1,175.00 = 11,750 Factor Value Adjustments Lot Value 11,750		 <p>0000-28-29N-25W-3-001-00 06/16/25</p>

FRONT OF HOUSE 6/17/2025

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Masonry, Brick/Stone
Base/Total Area	3,046 / 3,046
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	9 Clay Tile
Area on Slab	0
Fixture/RghIn	9 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	3,046 Total, 100 Partition
Garage Type	400 Built-In Garage
Remodel	
Year/Eff Age	1980 / 42

### GRM Approach

GRM Code	
Gross Rent	
Indicated Value	

### Multiple Regression

MRA Code	
Adusted 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	233,882		
Lot Value	11,750		
Indicated Value	245,632	80.64	Per SqFt
Agland Value			
Site Improvements	85,618		
Total Value	331,250	108.75	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	89.32	Total Misc Impr	+ 13,276
Roofing Adj	+ 6.21	Garage Cost	+ 15,052
Subfloor Adj	+ 0.00	Total RCN	= 449,773
Heat/Cool Adj	+ 13.89	Depreciation ( 48%)	- 215,891
Plumbing Adj	+ 4.62	Lump Sums	+ 0
Basement Adj	+ 24.33	RCNLD	= 233,882
Adj Base Cost	= 138.36	Lot Value	+ 11,750
Total Area	x 3,046	Indicated Value	= 245,632
Adjusted Cost	= 421,445	Value Per SqFt	80.64

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	Fireplace - Residential 1 Story	0		1	1	6,170.47		6,170
PRCH	Porch	8131	12x5		60	28.11		1,687
PATC	Patio - Covered	8132	22x15		330	16.42		5,419



Harper

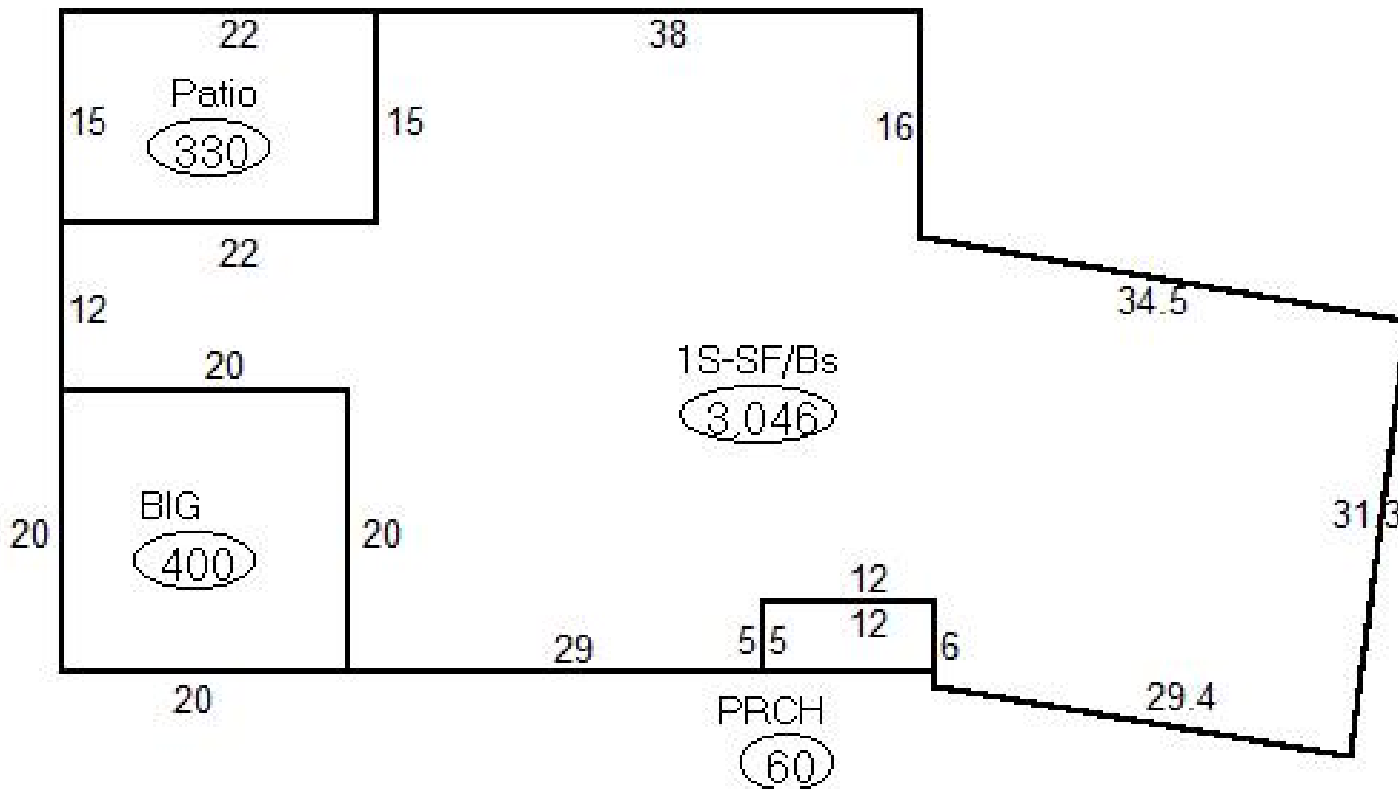
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Sketch Image

300004331



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Basement	20	1S-SF/Bs	3,046	1.000	3,046
2	G	8		20	BIG	400	1.000	400
3	M	PRCH		20	PRCH	60	1.000	60
4	M	PATC		20	Patio	330	1.000	330
<b>Total Building Area</b>						<b>3,046</b>		<b>3,046</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building - NEW 2023 RED ROOF	60x40x12	Concrete	Formed Metal	2,400
	Qual	3	Cond 3	Year 2023	Eff Age 3	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>
Base Cost (23.90 x 2,400)		57,360		57,360	2,868	54,492
	ASC	Awing/Shelter/Carport - ATTACHED	20x40x12	Dirt	Formed Metal	800
	Qual	4	Cond 4	Year 2023	Eff Age 2	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (7% Phys/ % Func)</b>
Base Cost (5.13 x 800)		4,104		4,104	287	3,817
	SHDS	Shed - SHIPPING CONTAINER	20x8x8		Formed Metal	160
	Qual	4	Cond 4	Year 2023	Eff Age 2	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>
Base Cost (24.68 x 160)		3,949		3,949	395	3,554
	UTIL	Utility Building	26x50x10	Dirt	Formed Metal	1,300
	Qual	3	Cond 3	Year 1990	Eff Age 36	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (62% Phys/ % Func)</b>
Base Cost (21.75 x 1,300)		28,275		28,275	17,531	10,744
	UTIL	Utility Building	30x40x0		Formed Metal	1,200
	Qual	3	Cond 3	Year 1990	Eff Age 36	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (62% Phys/ % Func)</b>
Base Cost (27.15 x 1,200)		32,580		32,580	20,200	12,380
	PACN	Paving - Concrete Walk	37x3x0			111
	Qual	3	Cond 3	Year 1980	Eff Age 46	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>
Base Cost (6.91 x 111)		767		767	614	153
	PACN	Paving - Concrete Drive	24x24x0			576
	Qual	3	Cond 3	Year 1980	Eff Age 46	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>
Base Cost (4.15 x 576)		2,390		2,390	1,912	478