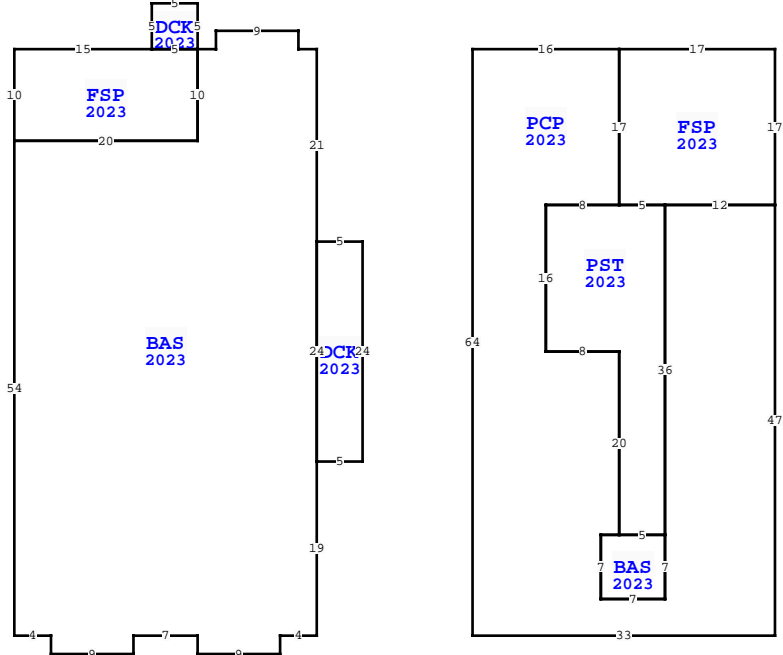


ELEMENT		CD	CONSTRUCTION
Foundation	05	PILE CONCR	100
Frame	02	WOOD FRAME	100
Exterior Wall	05	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	13	GALVALUM	100
Interior Wall	05	DRYWALL	100
Interior Floor	07	VYL PLANK	50
Interior Floor	11	CLAY TILE	50
Ceiling	09	9 FT	100
Heating Type	13	HEAT PUMP	100
Air Condition	13	HEAT PUMP	100
Bedrooms		2	100
Bathrooms		1.5	100
Stories	1.	1.	100
Units		0	100
Condition Adj	12	AVERAGE	100
Quality	03	AVERAGE	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM	5	MKT AREA	02
NEIGHBORHOOD/LOC	9000.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	49	100	2023
BAS	1,966	100	2023
DCK	25	10	2023
DCK	120	10	2023
FSP	200	55	2023
FSP	289	55	2023
PCP	1,466	10	2023
PST	308	15	2023
TOTALS	4,423		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2024		334,392	2023	2023	0	0	0.00	100.00
Heated Area: 2015 HX Base Yr 2024											



WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				334,392		
TOTAL MARKET OB/XF VALUE				31,659		
TOTAL LAND VALUE - MARKET				70,000		
TOTAL MARKET VALUE				436,051		
SOH/AGL Deduction				112,345		
ASSESSED VALUE				323,706		
TOTAL EXEMPTION VALUE				HX HB 50,000		
BASE TAXABLE VALUE				273,706		
TOTAL JUST VALUE				436,051		
NCON VALUE				359,974		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				109,627		
CORRECT FLOR ADD COND						
FR PRMT CK PU NCON & FOBS 1/17/2024						
MM CC DEMO SFR 01/06/2023						
2023 TRIM RTND, COA						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
B22-001099	SFD-CO	0	01/05/2023			
OBN22-00041	DEMO SFD-CC	0	11/15/2022			
2014720	MECH	0	08/29/2014			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1181/0464	12/02/2020	QC	U	I	11	100
GRANTOR: CHASON JOHN H III & D						
GRANTEE: DAWSON DEBRA & JOHN						
0883/0449	6/21/2012	QC	U	I	11	100
GRANTOR: CHASON JOHN H JR RELI						
GRANTEE: CHASON JOHN H III &						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2023;ORIG=-40,-20] E20 N10 E2 N2 E9 S2 E2 S21 S24 S19 W4 S2 W9 N2 W7 S2 W9 N2 W4 N54 \$						
PCP=[YR=2023;ORIG=26,-13] W8 S16 E8 S20 W2 S7 E7 N7 N36 E12 S47 W33 N64 E16 S17 \$						
PST=[YR=2023;ORIG=31,-13] S36 W5 N20 W8 N16 E8 E5 \$						
FSP=[YR=2023;ORIG=26,-30] E17 S17 W12 W5 N17 \$						
FSP=[YR=2023;ORIG=-40,-30] E15 E5 S10 W20 N10 \$						
DCK=[YR=2023;ORIG=-7,-9] E5 S24 W5 N24 \$						
BAS=[YR=2023;ORIG=26,23] E5 S7 W7 N7 E2 \$						
DCK=[YR=2023;ORIG=-25,-35] E5 S5 W5 N5 \$						

EXTRA FEATURES		BLD DATE	XF DATE	INC DATE	MMAK	LGL DATE	LAND DATE	AG DATE	MMAK
225 DAUGHTRY DR, SOPCHOPPY		08/28/2019	08/28/2019			08/28/2019			

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	0630	METAL UTL	0	100	66	24	SF	8.00	8.00	100	1980	1980	3	20	2,534	
4	0375	WOOD WALK	0	100	20	4	SF	15.00	15.00	100	1998	1998	3	20	240	
7	0371	FLOATING D	0	100	16	12	SF	20.00	20.00	100	2007	2007	3	30	1,152	
8	0840	SEAWALL RI	0	100	0	0	LF	38.00	38.00	100	2006	2006	3	27	544	
10	0055	PORTABLE C	0	100	35	18	SF	3.00	3.00	100	2019	2019	3	85	1,607	
13	0210	CONCRETE D	0	100	34	33	SF	6.00	6.00	100	2024	2023	AV	100	6,732	
14	0211	CONCRETE W	0	100	5	5	SF	6.00	6.00	100	2024	2023	AV	100	150	
15	0009	DUMBWAITER	0	100	0	0	UT	10,000.00	10,000.00	100	2024	2023	AV	98	9,800	
16	0157	GENERATOR	0	100	0	0	UT	8,900.00	8,900.00	100	2024	2023	AV	100	8,900	
TOTAL OB/XF 31,659																

LAND DESCRIPTION		TOTAL OB/XF														31,659								
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	000132	C	SFR RIVER	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	70,000.00	70,000.00	70,000							