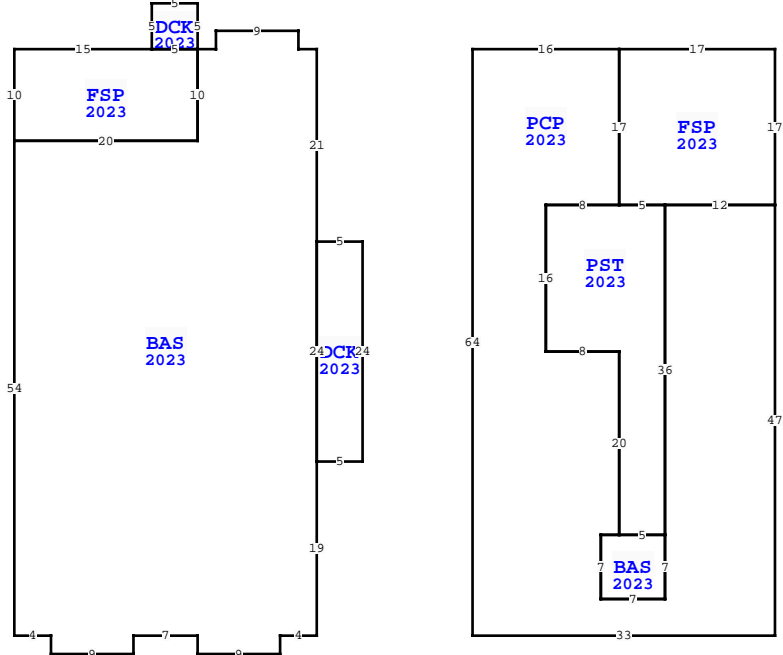


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
05	PILE CONCR 100				
02	WOOD FRAME 100				
05	HARDIE BRD 100				
03	GABLE/HIP 100				
13	GALVALUM 100				
05	DRYWALL 100				
07	VYL PLANK 50				
11	CLAY TILE 50				
09	9 FT 100				
13	HEAT PUMP 100				
13	HEAT PUMP 100				
2	100				
1.5	100				
1.	1. 100				
0	100				
12	AVERAGE 100				
03	AVERAGE				
0100	SINGLE FAMILY				
5	MKT AREA	02			
9000.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	49	100	2023	49	6,578
BAS	1,966	100	2023	1,966	263,916
DCK	25	10	2023	2	268
DCK	120	10	2023	12	1,611
FSP	200	55	2023	110	14,766
FSP	289	55	2023	159	21,344
PCP	1,466	10	2023	147	19,733
PST	308	15	2023	46	6,175
TOTALS	4,423			2,491	334,392

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,491	141.3000	134.24	334,392	2023	2023	0	0	0.00	100.00
1 SINGLE FAM 100% - 2024 Heated Area: 2015 HX Base Yr 2024											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
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 &						

EXTRA FEATURES		225 DAUGHTRY DR, 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
1	0630	METAL UTL	0	100	66	24			8.00	100	1980	1980	3	20	2,534	
4	0375	WOOD WALK	0	100	20	4			15.00	100	1998	1998	3	20	240	
7	0371	FLOATING D	0	100	16	12			20.00	100	2007	2007	3	30	1,152	
8	0840	SEAWALL RI	0	100	0	0			38.00	100	2006	2006	3	27	544	
10	0055	PORTABLE C	0	100	35	18			3.00	100	2019	2019	3	85	1,607	
13	0210	CONCRETE D	0	100	34	33			6.00	100	2024	2023	AV	100	6,732	
14	0211	CONCRETE W	0	100	5	5			6.00	100	2024	2023	AV	100	150	
15	0009	DUMBWAITER	0	100	0	0			10,000.00	100	2024	2023	AV	98	9,800	
16	0157	GENERATOR	0	100	0	0			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							

REVIEW DATE		BY		Total Acres:		Total Land Value:		Market:		Agricultural:		Common:		PRINTED	
01/17/2024		Nwatts		0.00		70,000		0		0		70,000		06/10/2026 BY SYS	