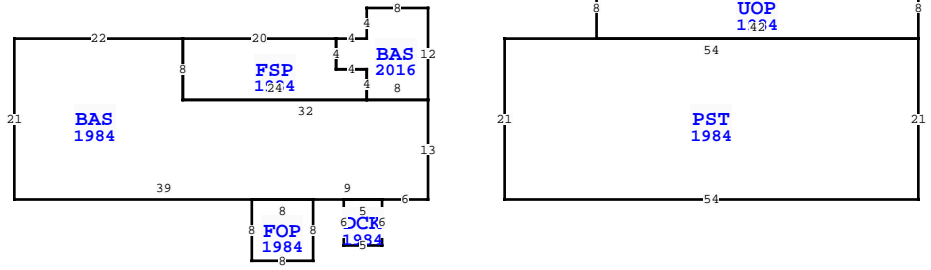




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	04	PILE WOOD 100
Frame	02	WOOD FRAME 100
Exterior Wall	08	WD ON PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 50
Interior Floor	14	CARPET 50
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Bedrooms		1 100
Bathrooms		2 100
Story Height		0 100
Stories	2.	2. 100
Units		0 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,346	120.0000	114.00	153,444	1984	2002	0	0	21.00	79.00		
1 SINGLE FAM 0% - 2023 Heated Area: 990 HX Base Yr													



Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	5	MKT AREA 02			
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	878	100	1984	878	79,073
BAS	112	100	2016	112	10,087
DCK	30	10	1984	3	270
FOP	64	30	1984	19	1,711
FSP	176	55	1984	97	8,736
PST	1,134	15	1984	170	15,310
UOP	336	20	1984	67	6,034
TOTALS	2,730			1,346	121,221

47 GIBSON RD, SOPCHOPPY

BLD DATE	01/10/2017	MMSR	LGL DATE	
XF DATE	01/10/2017	MMSR	LAND DATE	01/10/2017
INC DATE			AG DATE	

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	0130	FIRE PLACE	0	0	0	0	1.00	UT	1,300.00	1,300.00	100	1998	1998	3	55	715	
2	0210	CONCRETE D	0	0	42	35	1,470.00	SF	6.00	6.00	100	1985	1985	3	20	1,764	
3	0770	PUMP HOUSE	0	0	8	8	64.00	SF	5.00	5.00	100	1985	1985	3	0	0	
4	0080	4' CHAINLI	0	0	0	0	675.00	LF	13.00	13.00	100	2002	2002	3	20	1,755	
5	0210	CONCRETE D	0	0	141	9	1,269.00	SF	6.00	6.00	100	1986	1986	3	20	1,523	

TOTAL OB/XF 5,757

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	000132	C	SFR RIVER	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			121,221
TOTAL MARKET OB/XF VALUE			5,757
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			201,978
SOH/AGL Deduction			8,386
ASSESSED VALUE			193,592
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			193,592
TOTAL JUST VALUE			201,978
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			175,993
INCR EYB 2000-2002 HVAC OB23-371 CC 11/13/2023			
INCR EYB 1984-1988 RE-ROOF OB23-17 CC1/30/2023			
5YR CK MM DEMO XFOB			
THROUGH FORECLOSER. NEED HX REMOVED.			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24-000424	REPAIR 8 PILINGS-		05/03/2024
OB23-000371	HVAC CHANGE OUT-C		07/28/2023
23000017	RE-ROOF - CC	0	01/23/2023
15000307	RE-ROOF	0	04/10/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1258/0578	3/16/2022	WD U	I	I	12	100
GRANTOR: TRUIST BANK SUNTRUST						
GRANTEE: FERDERAL NATIONAL M						
1258/0575	3/10/2022	WD U	I	I	12	205,800
GRANTOR: WALKER DANA A						
GRANTEE: TRUIST BANK SUNTRUS						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2016] W8 S4 W4 S4 E4 S4 E8 BAS=[YR=1984] W32 N8 FSP=[YR=1984] S8 E24 N4 W4 N4 W20\$ W22 S21 E39 FOP=[YR=1984] W8 S8 E8 N8\$ E9 DCK=[YR=1984] W5 S6 E5 N6\$ E6 PTR= E10 PST=[YR=1984] E54 N21 UOP=[YR=1984] N8 W42 S8 E42\$ W54 S21\$ W10\$ N13\$ N12\$.