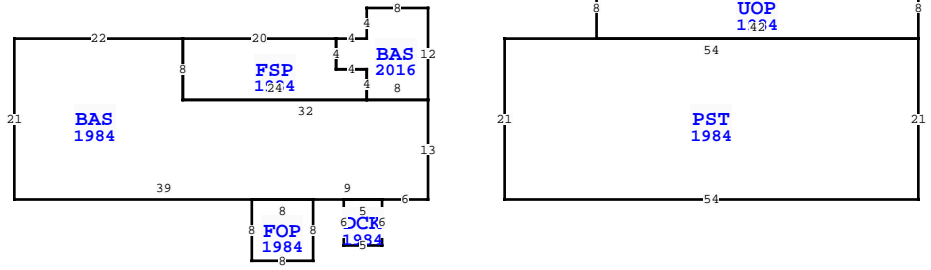




ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
04	PILE WOOD 100				
02	WOOD FRAME 100				
08	WD ON PLY 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
08	SHT VINYL 50				
14	CARPET 50				
13	HEAT PUMP 100				
13	HEAT PUMP 100				
Bedrooms		1 100			
Bathrooms		2 100			
Story Height		0 100			
Stories		2. 100			
Units		0 100			
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

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



WAKULLA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
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			0	
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						

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

LAND DESCRIPTION												TOTAL OB/XF				5,757								
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							

BUILDING NOTES											
47 GIBSON RD, SOPCHOPPY											
BLD DATE 01/10/2017 MMSR LGL DATE											
XF DATE 01/10/2017 MMSR LAND DATE 01/10/2017 MMSR											
INC DATE											
AG DATE											

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\$.											