OCHLOCKNEE RIVER ESTATES
UNIT II TRACT 1 UNRECORDED
OR 30 P 638 OR 98 P 982

HALL RANDOLPH M/HALL CARRIE D
P O BOX 433
BRUSH, CO 80723

2024

02-6S-03W-175-01308-C01

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Foundation	05	PILE CONCR 100
Frame	05	STEEL 100
Exterior Wall	08	WD ON PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	GALVALUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	10	LAMINATED 100
Heating Type	14	MINI SPLIT 100
Air Condition	14	MINI SPLIT 100
Bedrooms		1 100
Bathrooms		1 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
Quality	08	FAIR
DOR CODE	0100	SINGLE FAMILY

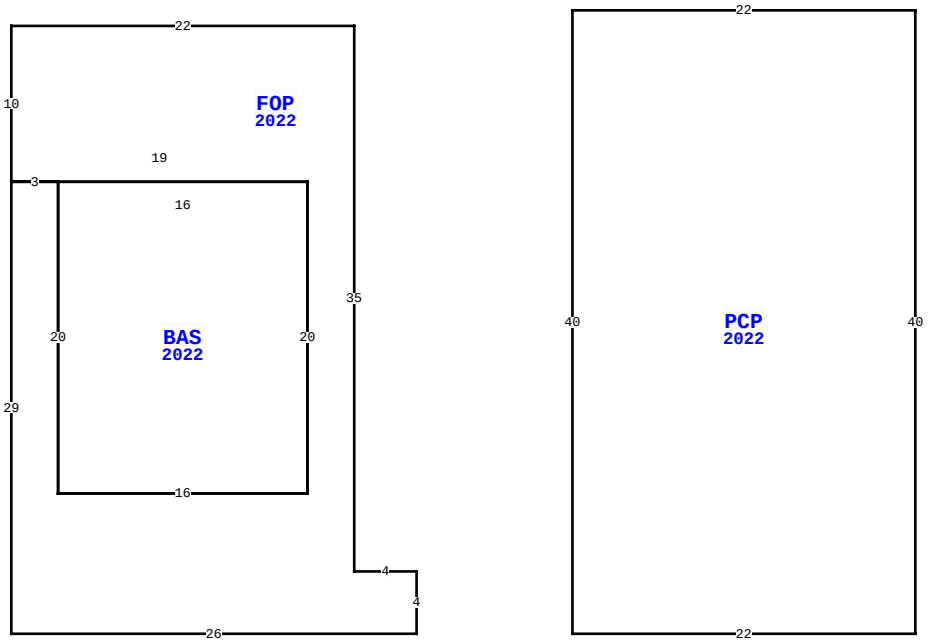
MAP NUM: 5 MKT AREA: 02
NEIGHBORHOOD/LOC: 000 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	320	100	2022	320	32,367
FOP	554	30	2022	166	16,790
PCP	880	10	2022	88	8,901
TOTALS	1,754			574	58,060

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	574	107.5500	102.17	58,646	2022	2022	0	0	0	1.00	99.00

1 SINGLE FAM 0% - 0 Heated Area: 320 HX Base Yr



3747 SOPCHOPPY HWY, SOPCHOPPY

BLD DATE		LGL DATE	
XF DATE	08/09/2019 MMTP	LAND DATE	08/09/2019 MMTP
INC DATE		AG DATE	

EXTRA FEATURES

LN	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	0060	DECK WOOD	0	0	0	0	32.00	SF	5.00	5.00	100	2022	2022	3	99	158	
2	0210	CONCRETE D	0	0	40	3	120.00	SF	6.00	6.00	100	2022	2022	3	97	698	
3	0211	CONCRETE W	0	0	32	6	192.00	SF	6.00	6.00	100	2022	2022	3	97	1,117	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	58,060
TOTAL MARKET OB/XF VALUE	1,973
TOTAL LAND VALUE - MARKET	27,475
TOTAL MARKET VALUE	87,508
SOH/AGL Deduction	0
ASSESSED VALUE	87,508
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	87,508
TOTAL JUST VALUE	87,508
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	87,567

MM PU NEW SFD XFOB LNS 1-3
COA PER TC
COA PER TC
5 YR PRCL CH, N/C

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000087	SFD-CO	0	02/15/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1053/0578	10/25/2017	QC	U	V	11	100
GRANTOR: HALL RANDOLPH M & CAR						
GRANTEE: HALL RANDOLPH M & B						
1008/0439	8/11/2016	WD	Q	V	01	23,800
GRANTOR: WILLIAMS HUBERT A						
GRANTEE: HALL RANDOLPH M & C						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2022] W22 S10 E19 S20 W16 N20 BAS=[YR=2022] S20 E16 N20 W16$ W3 S29 E26 PTR=E10 PCP=[YR=2022] E22 N40 W22 S40$ W10$ N4 W4 N35$.

LAND DESCRIPTION

TOTAL OB/XF 1,973

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0			0.00	0.00	3.61	AC		1.00	1.00	1.00	7,500.00	7,500.00	27,075							
2	009630	C	WETLAND	0			0.00	0.00	4.00	AC		1.00	1.00	1.00	100.00	100.00	400							

REVIEW DATE 05/04/2022 BY MMLW Total Acres: 7.61 Total Land Value: 27,475 Market: 0 Agricultural: 0 Common: 27,475 PRINTED 06/17/2026 BY SYS