



ELEMENT	CD	CONSTRUCTION
Foundation	05	PILE CONCR 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	GALVALUM 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	12	HARDWOOD 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		2 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 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	
1	SINGLE FAM	0%	- 2024									

Heated Area: 864 HX Base Yr

WAKULLA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE	120,536			
TOTAL MARKET OB/XF VALUE	29,656			
TOTAL LAND VALUE - MARKET	138,750			
TOTAL MARKET VALUE	288,942			
SOH/AGL Deduction	0			
ASSESSED VALUE	288,942			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	288,942			
TOTAL JUST VALUE	288,942			
NCON VALUE	0			
INCOME VALUE	0			
PREVIOUS YEAR MKT VALUE	263,350			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31525	SFD	0	03/17/2004
18428	N/A	0	04/21/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1283/0408	9/13/2022	WD	Q	I	01	337,500

GRANTOR: HODGES JAMES & VERNIE  
 GRANTEE: CHANG MARIO FARIAS  
 1219/0801 7/19/2021 QC U V 11 100  
 GRANTOR: HODGES JAMES & VERNIE  
 GRANTEE: HODGES JAMES & VERN

QUALITY	DOR CODE	MAP NUM	NEIGHBORHOOD/LOC
08 FAIR	0100 SINGLE FAMILY	5 MKT AREA 02	000 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	2004	864	91,675
DCK	16	10	2004	2	213
DCK	80	10	2004	8	849
FSP	192	55	2004	106	11,247
PCP	798	10	2004	80	8,488
UST	168	45	2004	76	8,064
TOTALS	2,118			1,136	120,536

53 GIBSON RD, SOPCHOPPY

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

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	0700	PORT BLDG	0	0	30	12	360.00	SF	8.00	8.00	100	2003	2003	3	60	1,728	
2	0700	PORT BLDG	0	0	20	10	160.00	SF	8.00	8.00	100	2003	2003	3	60	768	
3	0005	ELEVATOR	0	0	0	0	1.00	UT	29,000.00	29,000.00	100	2005	2005	3	64	18,560	
4	0009	DUMBWAITER	0	0	0	0	1.00	UT	10,000.00	10,000.00	100	2016	2016	3	86	8,600	
5	0055	PORTABLE C	0	0	28	18	504.00	SF	0.00	0.00	100	2018	2018	3	80	0	

BUILDING NOTES												
----------------	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS												
BAS=[YR=2004] W24 S16 DCK=[YR=2004] N4 W4 S4 E4\$ S20 E24 FSP=[YR=2004] W24 S8 DCK=[YR=2004] N20 W4 S20 E4\$ E24 PTR=E10 N1 PCP=[YR=2004] E23 N42 W11 S14 W12 UST=[YR=2004] E12 N14 W12 S14\$ S28\$ S1 W10\$ N8\$ N36\$.												

LAND DESCRIPTION													TOTAL OB/XF												
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	000003	C	VAC OCH RIVE	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000								
2	000100	C	SFR	0			0.00	0.00	7.50	AC		1.00	1.00	1.00	8,500.00	8,500.00	63,750								