OCHLOCKNEE RIVER ESTATES
UNIT II TRACT 15 UNREC PLAT
OR 30 P 638 OR 98 P 982

HAWKINS SHARON
10 GIBSON RD
SOPCHOPPY, FL 32358

2024

02-6S-03W-175-01308-C15

BUILDING CHARACTERISTICS

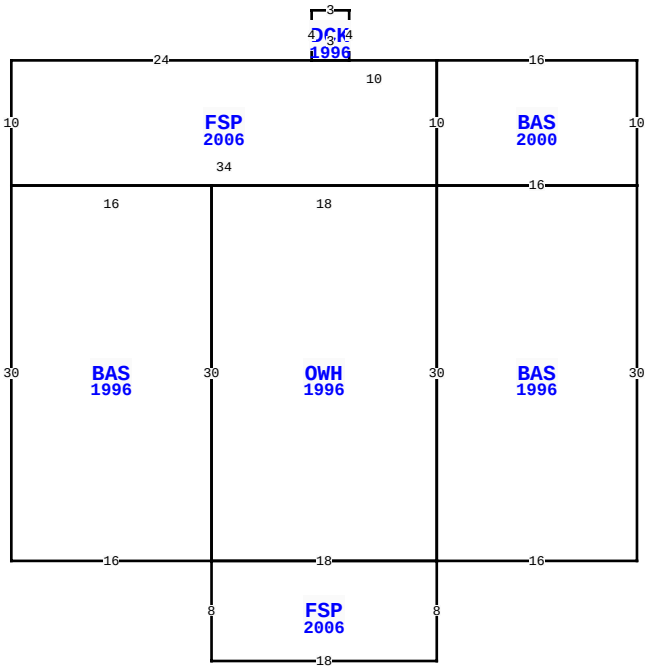
ELEMENT	CD	CONSTRUCTION
Foundation	03	CONCR STEM 100
Frame	02	WOOD FRAME 100
Exterior Wall	12	CEDAR/CYPR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Bedrooms		2 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 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	480	100	1996	480	47,189
BAS	480	100	1996	480	47,189
BAS	160	100	2000	160	15,729
DCK	12	10	1996	1	98
FSP	144	55	2006	79	7,766
FSP	340	55	2006	187	18,384
OWH	540	100	1996	540	53,088
TOTALS	2,156			1,927	189,443

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,927	126.2000	119.89	231,028	1996	2005	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2022 Heated Area: 1660 HX Base Yr 2022



10 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		

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	0700	PORT BLDG	0	100	20	10	200.00	SF	8.00	8.00	100	2002	2002	3	59	944	
2	0620	WOOD UTL B	0	100	20	10	200.00	SF	6.00	6.00	100	1986	1986	3	20	240	
3	0030	BARN,POLE	0	100	51	21	1,071.00	SF	9.00	9.00	100	1997	1997	3	20	1,928	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		189,443
TOTAL MARKET OB/XF VALUE		3,112
TOTAL LAND VALUE - MARKET		42,500
TOTAL MARKET VALUE		235,055
SOH/AGL Deduction		23,952
ASSESSED VALUE		211,103
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		161,103
TOTAL JUST VALUE		235,055
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		210,964

FOUR YEARS OLD PER NOTE ON CARD

MM 5YR PRCL CK - DEMO XFOB 0940; ROOFING IS

5 YR PRCL CH, CORR DIMENS XFOB LN 2

EUGENE T HAWKINS DOD 8-12-2016 OR 1008 P 794

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000054	REROOF-CO	0	02/07/2018
019613	N/A	0	05/04/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1198/0427	3/18/2021	WD	U	I	30	100
GRANTOR: HAWKINS JUNE H						
GRANTEE: HAWKINS SHARON						
0177/0020	4/01/1991	WD	U	V		23,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W16 S10 E16 BAS=[YR=1996] W16 S30
FSP=[YR=2006] W18 S8 E18 N8$ OWH=[YR=1996] N30 W18 S30
BAS=[YR=1996] N30 W16 FSP=[YR=2006] E34 N10 W10
DCK=[YR=1996] E3 N4 W3 S4$ W24 S10$ S30 E16$ E18$ E16 N30$ N10$.

LAND DESCRIPTION

TOTAL OB/XF 3,112

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	000134	C	SFR POND	100			0.00	0.00	5.00	AC		1.00	1.00	1.00	8,500.00	8,500.00	42,500							

REVIEW DATE 04/20/2022 BY MMLH Total Acres: 5.00 Total Land Value: 42,500 Market: 0 Agricultural: 0 Common: 42,500 PRINTED 04/08/2026 BY SYS