P-2-15-M-40A 5.01 AC M/L
IN THE WEST 1/2 OF THE WEST
1/2 OF THE WEST 1/2 OF THE

MEAULSBARGER MELISSA MARIE
128 SANDERS HILL RD
SOPCHOPPY, FL 32358

2024

03-5S-02W-000-02473-015

BUILDING CHARACTERISTICS

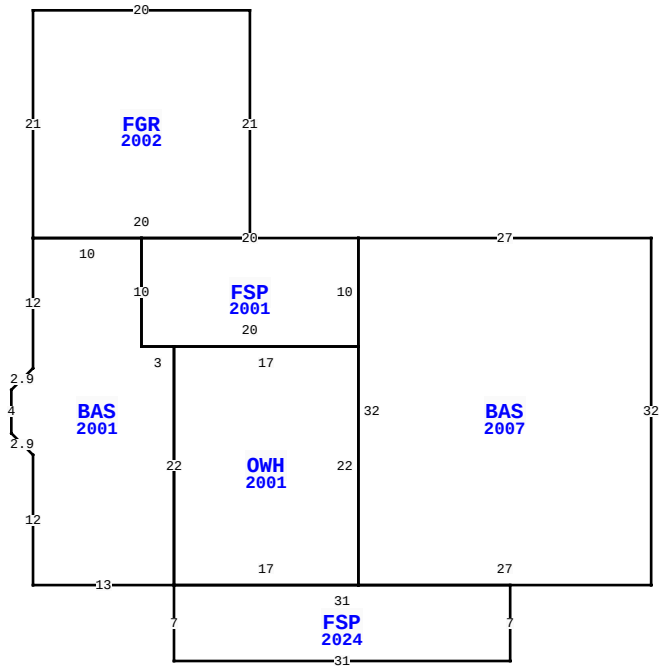
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	07	VYL PLANK 30
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2.5 100
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	398	100	2001	398	34,534
BAS	864	100	2007	864	74,967
FGR	420	50	2002	210	18,221
FSP	200	55	2001	110	9,544
FSP	217	55	2024	119	10,326
OWH	374	100	2001	374	32,451
TOTALS	2,473			2,075	180,042

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,075	117.1000	111.24	230,823	2001	2001	0	0	0	22.00	78.00

1 SINGLE FAM 100% - 2022 Heated Area: 1636 HX Base Yr 2022



128 SANDERS HILL RD, SOPCHOPPY

BLD DATE	05/09/2018 MMSS	LGL DATE	
XF DATE	05/09/2018 MMSS	LAND DATE	05/09/2018 MMSS
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	0140	FIRE PLACE	0	100	0	0	1.00	UT	1,900.00	1,900.00	100	2001	2001	3	58	1,102	
3	0700	PORT BLDG	0	100	20	10	200.00	SF	8.00	8.00	100	2007	2007	3	68	1,088	
4	0525	UTL BLD <1	0	100	4	6	24.00	SF	0.00	0.00	100	2024	2022	AV	97	0	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		180,042
TOTAL MARKET OB/XF VALUE		2,190
TOTAL LAND VALUE - MARKET		37,575
TOTAL MARKET VALUE		219,807
SOH/AGL Deduction		0
ASSESSED VALUE		219,807
TOTAL EXEMPTION VALUE	WX DX HX HB	60,000
BASE TAXABLE VALUE		159,807
TOTAL JUST VALUE		219,807
NCON VALUE		10,326
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		217,392

JS 5YR CK, CHG FOP TO FSP 2023, PU/DEMO XFOB 7/2

2021 AG REMOVED

5 YR PRCL CK, CORR FLOORING, PU OWH IN NEW TR

132 SANDERS HILL - MARRIAGE OR 995 P 728

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001507	REROOF	0	11/26/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1297/0682	12/01/2021	QC	U	I	11	100
GRANTOR: MEAULSBARGER DANIEL H						
GRANTEE: MEAULSBARGER MELISS						
1237/0632	11/04/2021	WD	Q	I	01	264,900
GRANTOR: SOUTHEAST PROPERTY AC						
GRANTEE: MEAULSBARGER DANIEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007;ORIG=0,0] W27 S32 E27 N32 $
FGR=[YR=2002;ORIG=-57,0] E20 N21 W20 S21 $
BAS=[YR=2001;ORIG=-44,32] N22 W3 N10 W10 S12 D2L2 S4 D2R2 S12 E13 $
OWH=[YR=2001;ORIG=-27,32] N22 W17 S22 E17 $
FSP=[YR=2001;ORIG=-47,0] S10 E20 N10 W20 $
FSP=[YR=2024;ORIG=-44,32] E31 S7 W31 N7 $
.

LAND DESCRIPTION

TOTAL OB/XF 2,190

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	100			0.00	0.00	5.01	AC		1.00	1.00	1.00	7,500.00	7,500.00	37,575							

REVIEW DATE 07/25/2023 BY JSAW Total Acres: 5.01 Total Land Value: 37,575 Market: 0 Agricultural: 0 Common: 37,575 PRINTED 05/20/2026 BY SYS