P-2-13-M-40A
A PARCEL OF LAND CONTAINING
2.00 AC

RADABAUGH CHARLES R JR/RADABAUGH ASHLEY
145 SANDERS HILL RD
SOPCHOPPY, FL 32358

2024

03-5S-02W-000-02473-017

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISCELLANEOUS	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

145 SANDERS HILL RD, SOPCHOPPY

BLD DATE	06/17/2019 MMLC	LGL DATE	06/17/2019 MMLC
XF DATE		LAND DATE	
INC DATE		AG DATE	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,593
TOTAL LAND VALUE - MARKET	15,000
TOTAL MARKET VALUE	22,593
SOH/AGL Deduction	371
ASSESSED VALUE	22,222
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,222
TOTAL JUST VALUE	22,593
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,264

OWNER OWNS LAND, NOT MH; OWNER IS GETTING STICKER
NOTICED THAT HX WAS ATTEMPTED BY SAME OWNER - NEED
5 YR PRCL CK, N/C
ATURES. NO LIVING DWELLING ASSESSED

PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB24-000174	ROOF OVER/METAL-C		03/26/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0991/0084	2/05/2016	QC	U	V	11	100

GRANTOR: SANDERS CLARICE
GRANTEE: RADABAUGH CHARLES R

BUILDING NOTES

BUILDING DIMENSIONS

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	0900	MH SITE	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2016	2016	3	100	5,000	
2	0060	DECK WOOD	0	0	20	12	240.00	SF	5.00	5.00	100	2015	2015	3	83	996	
3	0130	FIRE PLACE	0	0	0	0	1.00	UT	1,300.00	1,300.00	100	2006	2006	3	66	858	
4	0700	PORT BLDG	0	0	14	10	140.00	SF	8.00	8.00	100	2006	2006	3	66	739	

LAND DESCRIPTION

TOTAL OB/XF 7,593

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	000700	C	MISC RES	0			0.00	0.00	2.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	15,000							

REVIEW DATE 04/10/2024 BY Nwatts Total Acres: 2.00 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 05/20/2026 BY SYS