3-5S-2W P-2-3-M-40A
IN S 1/2 OF NW 1/4 OF SEC 3
OR 44 P 809/836

SANDERS BILLY RAY ET AL/SANDERS CONSTANCE ETAL
20 SANDERS HILL RD
SOPCHOPPY, FL 32358

2024

03-5S-02W-000-02474-003

BUILDING CHARACTERISTICS

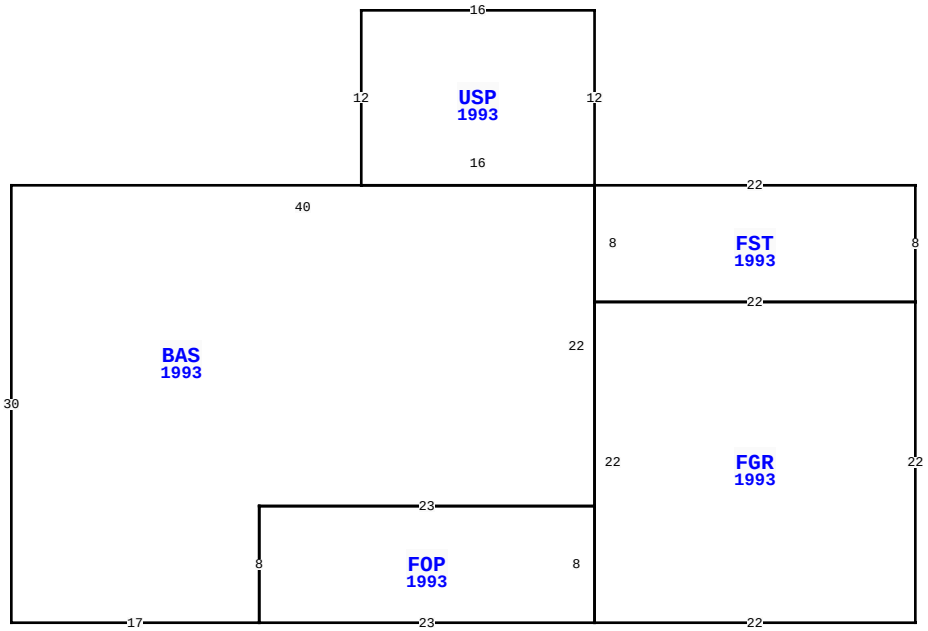
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		1.5 100
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	1,016	100	1993	1,016	52,943
FGR	484	50	1993	242	12,611
FOP	184	30	1993	55	2,866
FST	176	55	1993	97	5,054
USP	192	40	1993	77	4,012
TOTALS	2,052			1,487	77,486

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,487	105.4800	100.21	149,012	1975	1975	0	0	0	48.00	52.00

1 SINGLE FAM 100% - 0 Heated Area: 1016 HX Base Yr



20 SANDERS HILL RD, SOPCHOPPY

BLD DATE	05/09/2018 MMJT	LGL DATE	
XF DATE	05/09/2018 MMJT	LAND DATE	05/09/2018 MMJT
INC DATE		AG DATE	

WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	77,486
TOTAL MARKET OB/XF VALUE	16,663
TOTAL LAND VALUE - MARKET	15,000
TOTAL MARKET VALUE	109,149
SOH/AGL Deduction	28,424
ASSESSED VALUE	80,725
TOTAL EXEMPTION VALUE	HX HB 50,000
BASE TAXABLE VALUE	30,725
TOTAL JUST VALUE	109,149
NCON VALUE	15,702
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	94,308

JS 5YR CK, CHG RCVR TO 12, PU XFOBS 7/25/2023
5 YR PRCL CK. CHG FLOR PU XFOB LN 3.
CORR CODE XFOB LN 1
5 YR PRCL CH, PU FNDN & FRME, CHG QUAL, FLOOR

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000462	WIND/DOOR RPLC-CO	0	11/19/2018
18000955	ROO9F OVER	0	09/21/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1339/0854	12/11/2023	QC	U	I	11	100

GRANTOR: SANDERS BILLY RAY & C
GRANTEE: SANDERS BILLY RAY &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S30 E17 FOP=[YR=1993] E23 FGR=[YR=1993] E22 N22 FST=[YR=1993] N8 W22 S8 E22$ W22 S22$ N8 W23 S8$ N8 E23 N22$ USP=[YR=1993] N12 W16 S12 E16$.

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	0620	WOOD UTL B	0	100	8	8	64.00	SF	6.00	6.00	100	1980	1980	3	20	77	
2	0620	WOOD UTL B	0	100	25	16	400.00	SF	6.00	6.00	100	2003	2003	3	21	504	
3	0140	FIRE PLACE	0	100	0	0	1.00	UT	1,900.00	1,900.00	100	1975	1975	3	20	380	
6	0210	CONCRETE D	0	100	0	0	2,166.00	SF	6.00	6.00	100	2024	2022	AV	97	12,606	
7	0211	CONCRETE W	0	100	16	3	48.00	SF	6.00	6.00	100	2024	2019	AV	85	245	
8	0080	4' CHAINLI	0	100	0	0	258.00	LF	13.00	13.00	100	2024	2019	AV	85	2,851	

LAND DESCRIPTION

TOTAL OB/XF 16,663

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	2.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	15,000							

REVIEW DATE 07/25/2023 BY JSAW Total Acres: 2.00 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 05/20/2026 BY SYS