3-5S-2W P-6-M-40A
A PARCEL OF LAND CONTAINING
1.67 AC

SANDERS SAMMY DAVID/SANDERS MICHELLE LEIGH
8 SANDERS HILL RD
SOPCHOPPY, FL 32358

2024

03-5S-02W-000-02478-001

BUILDING CHARACTERISTICS

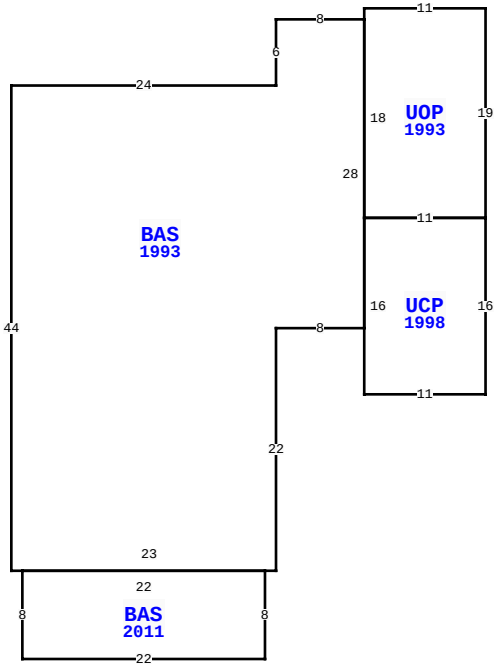
ELEMENT	CD	CONSTRUCTION
Foundation	01	WOOD FRAME 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2 100
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	1,280	100	1993	1,280	87,856
BAS	176	100	2011	176	12,080
UCP	176	20	1998	35	2,403
UOP	209	20	1993	42	2,883
TOTALS	1,841			1,533	105,222

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,533	100.3500	95.33	146,141	1956	1995	0	0	0	28.00	72.00

1 SINGLE FAM 100% - 2016 Heated Area: 1456 HX Base Yr 2016



8 SANDERS HILL RD, SOPCHOPPY

BLD DATE	06/17/2019 MMJT	LGL DATE	06/17/2019 MMJT
XF DATE	06/17/2019 MMJT	LAND DATE	
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	0940	OPEN SHED	0	100	30	20	600.00	SF	4.00	4.00	100	1980	1980	3	20	480	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		105,222
TOTAL MARKET OB/XF VALUE		480
TOTAL LAND VALUE - MARKET		12,525
TOTAL MARKET VALUE		118,227
SOH/AGL Deduction		64,839
ASSESSED VALUE		53,388
TOTAL EXEMPTION VALUE	HX HB	28,388
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		118,227
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		119,690

5 YR PRCL CK, CHG INT, EYB

ADD HX FOR 2016 APPROVED PER STDS

THIS PRCL PER LF/MA

MOVED BLDG & XFOB LN 1 FRO PRCL 02478-000 TO

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0991/0086	2/05/2016	QC	U	V	11	100

GRANTOR: SANDERS CLARICE AKA C

GRANTEE: SANDERS SAMMY DAVID

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W11 S1 BAS=[YR=1993] W8 S6 W24 S44 E1
BAS=[YR=2011] S8 E22 N8 W22$ E23 N22 E8 N28$ S18 E11
UCP=[YR=1998] W11 S16 E11 N16$ N19$.

LAND DESCRIPTION

TOTAL OB/XF 480

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	1.67	AC		1.00	1.00	1.00	7,500.00	7,500.00	12,525							

REVIEW DATE 06/17/2019 BY MMJT Total Acres: 1.67 Total Land Value: 12,525 Market: 0 Agricultural: 0 Common: 12,525 PRINTED 05/20/2026 BY SYS