3-5S-3W P-2-M-20
ALL LAND DESCRIBED IN
DB 27 P 138 LYING S OF SMITH

LAWHON THE FAMILY TRUST
7940 SMITH CREEK RD
SOPCHOPPY, FL 32358

2024

03-5S-03W-000-00596-000

BUILDING CHARACTERISTICS

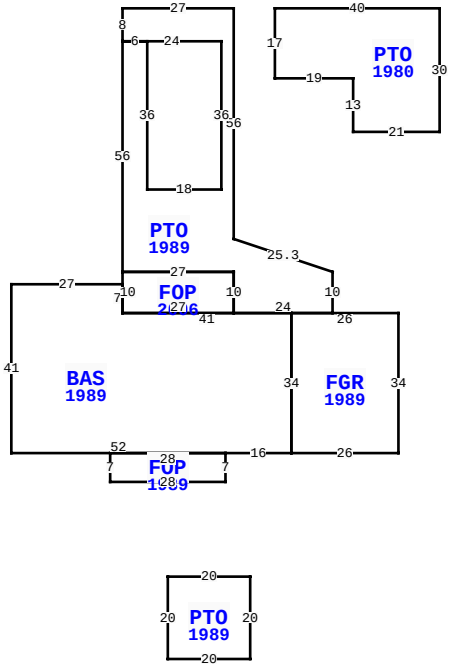
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Bedrooms		3 100
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 01
NEIGHBORHOOD/LOC	000	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,501	100	1989	2,501	226,808
FGR	884	50	1989	442	40,084
FOP	196	30	1989	59	5,351
FOP	270	30	2006	81	7,345
PTO	953	5	1980	48	4,353
PTO	400	5	1989	20	1,814
PTO	1,416	5	1989	71	6,439
TOTALS	6,620			3,222	292,194

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,222	111.0000	105.45	339,760	1989	2009	0	0	0	14.00	86.00

1 SINGLE FAM 100% - 0 Heated Area: 2501 HX Base Yr



7940 SMITH CREEK RD, SOPCHOPPY

BLD DATE	10/29/2018	MMJT	LGL DATE	10/29/2018	MMJT
XF DATE	10/29/2018	MMJT	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		292,194
TOTAL MARKET OB/XF VALUE		21,890
TOTAL LAND VALUE - MARKET		15,000
TOTAL MARKET VALUE		329,084
SOH/AGL Deduction		160,606
ASSESSED VALUE		168,478
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		113,478
TOTAL JUST VALUE		329,084
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		191,604

INCR EYB 2005-2009 RE-ROOF OB23-27 CC 2/23/2023
REMOVED ALL OBSERVED DEPRECIATION.
5 YR PRCL CK, DEL XFOB LN 13.
5 YR PRCL CH, DEL XFOB LN 9-10

PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB23-000027	RE-ROOF-CC	0	02/01/2023
20071122	REROOF	0	08/15/2007
026509	N/A	0	05/02/2000
026358	N/A	0	03/23/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0222/0010	11/03/1993	WD	U	I		100

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1989] W26 S34 BAS=[YR=1989] N34 W41 FOP=[YR=2006] E27 N10 W27 PTO=[YR=1989] E27 S10 E24 N10 U8 L24 N56 PTR=E10 PTO=[YR=1980] S17 E19 S13 E21 N30 W40$ W10$ W27 S8 E24 S36 W18 N36 W6 S56$ S10 $ N7 W27 S41 E52 FOP=[YR=1989] W28 S7 E28 N7$ E16$ PTR=S30 W10 PTO=[YR=1989] W20 S20 E20 N20$ E10 N30$ E26 N34$.

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	0210	CONCRETE D	0	100	0	0	1,246.00	SF	6.00	6.00	100	1989	1989	3	20	1,495	
3	0211	CONCRETE W	0	100	83	4	332.00	SF	6.00	6.00	100	2000	2000	3	20	398	
4	0150	FIRE PLACE	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	1989	1989	3	46	1,150	
5	0250	ASPHALT AV	0	100	614	9	5,526.00	SF	2.00	2.00	100	2006	2006	3	27	2,984	
6	0620	WOOD UTL B	0	100	12	8	96.00	SF	6.00	6.00	100	2007	2007	3	30	173	
7	0940	OPEN SHED	0	100	10	8	80.00	SF	4.00	4.00	100	2010	2010	3	43	138	
8	0220	POOL VINYL	0	100	18	36	648.00	SF	60.00	60.00	100	1989	1989	3	40	15,552	

LAND DESCRIPTION

TOTAL OB/XF 21,890

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	1.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,000							

REVIEW DATE 03/02/2023 BY MM Total Acres: 1.00 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 04/22/2026 BY SYS