

RIVERSIDE SUB BLOCK A LOT 1
 OR 43 P 419 OR 58 P 722
 OR 342 P 696 OR 852 P 605

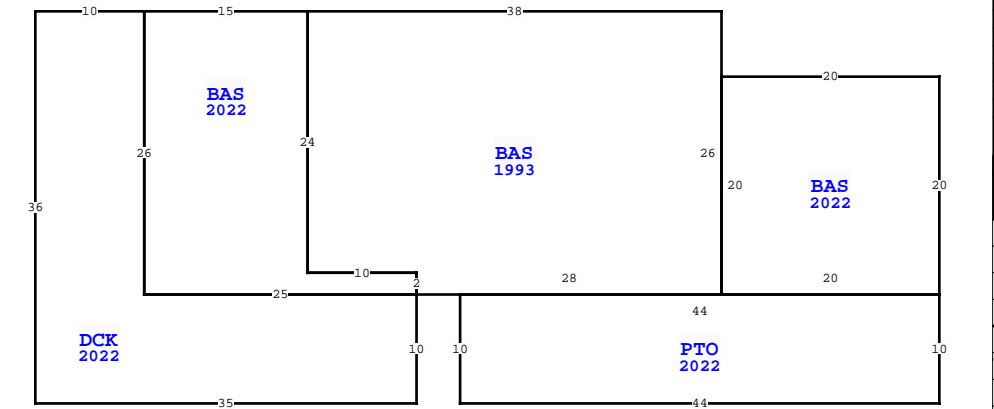
BLACK JASON K/BLACK ALLISON J
 20 GRETCHEN LN
 SOPCHOPPY, FL 32358

2024

03-6S-03W-041-01363-000

ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 90
Exterior Wall	11	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	GALVALUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	VYL PLANK 100
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

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	1,861	110.9000	105.36	196,075	1963	2015		0	0	8.00	92.00		



Quality	CD	CONSTRUCTION			
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	5	MKT AREA 02			
NEIGHBORHOOD/LOC	41.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	968	100	1993	968	93,829
BAS	400	100	2022	400	38,772
BAS	410	100	2022	410	39,742
DCK	610	10	2022	61	5,913
PTO	440	5	2022	22	2,133
TOTALS	2,828			1,861	180,389

20 GRETCHEN LN, SOPCHOPPY

BLD DATE	04/15/2019	MMAK	LGL DATE	
XF DATE	04/15/2019	MMAK	LAND DATE	04/15/2019
INC DATE			AG DATE	

EXTRA FEATURES																	
L N	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	0371	FLOATING D	0	100	16	9	144.00	SF	20.00	20.00	100	2022	2022	3	97	2,794	
2	0371	FLOATING D	0	100	12	4	48.00	SF	20.00	20.00	100	2022	2022	3	97	931	
3	0371	FLOATING D	0	100	20	16	320.00	SF	20.00	20.00	100	2022	2022	3	97	6,208	
4	0335	ALUMINUM W	0	100	12	3	36.00	SF	17.00	17.00	100	2022	2022	3	97	594	
5	0375	WOOD WALK	0	100	5	4	20.00	SF	15.00	15.00	100	2022	2022	3	97	291	
6	0350	BOATDOCK A	0	100	20	17	340.00	SF	26.40	26.40	100	2022	2022	GD	97	8,707	
7	0210	CONCRETE D	0	100	30	20	600.00	SF	6.00	6.00	100	2022	2022	3	97	3,492	
8	0210	CONCRETE D	0	100	0	0	1,260.00	SF	6.00	6.00	100	2022	2022	3	97	7,333	
9	0030	BARN,POLE	0	100	36	24	864.00	SF	9.00	9.00	100	2022	2022	3	97	7,543	

TOTAL OB/XF 37,893

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000132	C	SFR RIVER	100			100.00	206.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE				180,389	
TOTAL MARKET OB/XF VALUE				37,893	
TOTAL LAND VALUE - MARKET				75,000	
TOTAL MARKET VALUE				293,282	
SOH/AGL Deduction				96,578	
ASSESSED VALUE				196,704	
TOTAL EXEMPTION VALUE				50,000	
BASE TAXABLE VALUE				146,704	
TOTAL JUST VALUE				293,282	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				296,529	

MAJOR RENOVATIONS			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB23-00028	GENERATOR		07/25/2023
B22-000372	HVAC CHANGE OUT		04/25/2022
22000347	REMODEL-CC	0	04/11/2022
22000306	DOCK-BOARDWALK-CC	0	04/11/2022
17000858	REROOF-CO	0	06/21/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1166/0748	8/26/2020	WD Q	Q	I	01	135,000

GRANTOR: KECKLER NATALIE
 GRANTEE: BLACK JASON K & ALL
 0852/0605 5/18/2011 WD U I 11 100
 GRANTOR: SANDERS JAMES R
 GRANTEE: SANDERS JAMES R & K

BUILDING NOTES													
BAS=[YR=2022] W20 S20 BAS=[YR=1993] N26 W38 S24 E10 S2 BAS=[YR=2022] N2 W10 N24 W15 S26 DCK=[YR=2022] N26 W10 S36 E35 N10 W25\$ E25\$ E28\$ E20 PTO=[YR=2022] W44 S10 E44 N10\$ N20\$.													

BUILDING DIMENSIONS													
BAS=[YR=2022] W20 S20 BAS=[YR=1993] N26 W38 S24 E10 S2 BAS=[YR=2022] N2 W10 N24 W15 S26 DCK=[YR=2022] N26 W10 S36 E35 N10 W25\$ E25\$ E28\$ E20 PTO=[YR=2022] W44 S10 E44 N10\$ N20\$.													