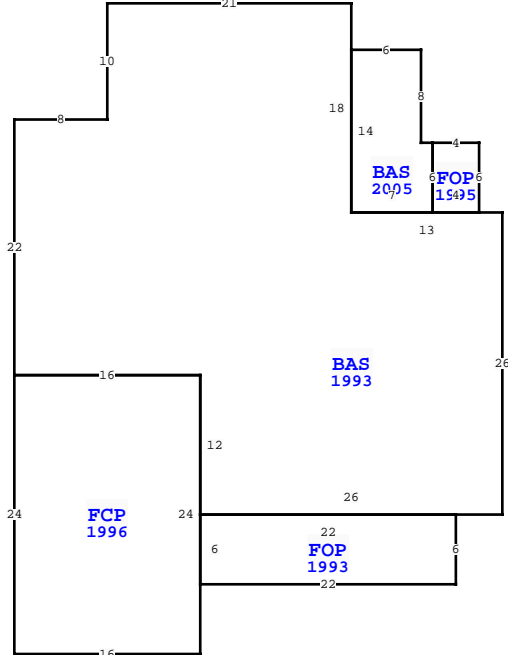




ELEMENT		CD		CONSTRUCTION	
Foundation	07	PIER BLOCK	100		
Frame	02	WOOD FRAME	100		
Exterior Wall	08	WD ON PLY	70		
Exterior Wall	05	HARDIE BRD	30		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	12	MODULAR MT	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	08	SHT VINYL	100		
Heating Type	04	AIR DUCTED	100		
Air Condition	03	CENTRAL	100		
Bedrooms			2	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	1,342	100	1993	1,342	66,267
BAS	90	100	2005	90	4,444
FCP	384	25	1996	96	4,740
FOP	132	30	1993	40	1,975
FOP	24	30	1995	7	345
TOTALS	1,972			1,575	77,772

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,575	94.5000	89.78	141,404	1950	1978	0	0	45.00	55.00
1 SINGLE FAM 100% - 2023 Heated Area: 1432 HX Base Yr 2023											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			77,772
TOTAL MARKET OB/XF VALUE			4,619
TOTAL LAND VALUE - MARKET			95,025
TOTAL MARKET VALUE			177,416
SOH/AGL Deduction			46,944
ASSESSED VALUE			130,472
TOTAL EXEMPTION VALUE	HX HB WR		55,000
BASE TAXABLE VALUE			75,472
TOTAL JUST VALUE			177,416
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			172,521
JS 5YR CK CHG RCVR, INCR EYB 1974-1978 ROOF 7/28/			
JS 5YR CK NC			
S/O 6.85 AC M/L TO NEW PRCL 02588-002			
OR 1307 P 243 LAND DIV			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB22-000545	ROOF OVER-CC	0	08/25/2022
2012764	RE-ROOF	0	11/13/2012
19067	N/A	0	11/16/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1281/0740	8/31/2022	WD Q	Q	I	01	295,000
GRANTOR: SANCHEZ ADAM III						
GRANTEE: HERR DON W						
1164/0619	8/14/2020	WD Q	Q	I	01	175,000
GRANTOR: SMITH WILLIAM C & ZUL						
GRANTEE: SANCHEZ ADAM III						

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	0620	WOOD UTL B	0	100	20	12			6.00	100	1980	1980	3	20	288	
2	0050	CARPORT UN	0	100	12	48			9.00	100	1994	1994	3	51	2,644	
3	0630	METAL UTL	0	100	24	34			8.00	100	1980	1980	3	20	1,306	
4	0940	OPEN SHED	0	100	14	34			4.00	100	1980	1980	3	20	381	
TOTALS															4,619	

BUILDING NOTES			
48 P A SANDERS RD, SOPCHOPPY			

BUILDING DIMENSIONS			
BAS=[YR=1993] W21 S10 W8 S22 E16 FCP=[YR=1996] W16 S24 E16 N24\$ S12 FOP=[YR=1993] S6 E22 N6 W22\$ E26 N26 W13 BAS=[YR=2005] E7 N6 FOP=[YR=1995] S6 E4 N6 W4\$ W1 N8 W6 S14\$ N18\$.			

LAND DESCRIPTION										TOTAL OB/XF														
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	000100	C	SFR	100			0.00	0.00	12.67	AC		1.00	1.00	1.00	7,500.00	7,500.00	95,025							