

BUCKHORN VILLAGE  
 BLOCK D LOT 8 OR 930 P 617  
 OR 973 P 433 OR 1048 P 189

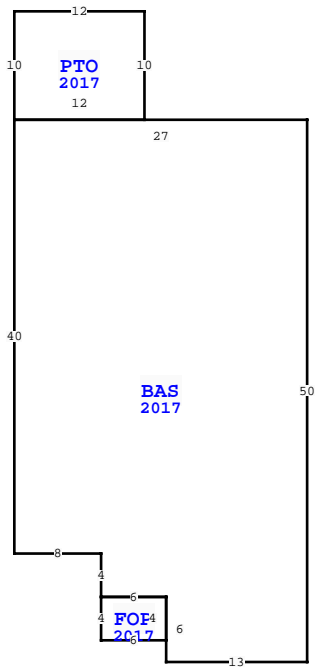
COX TIMOTHY A/COX LYNDA S  
 101 JOHN MILLS CIR  
 SOPCHOPPY, FL 32358

**2024**

04-5S-02W-359-02554-D08  


| BUILDING CHARACTERISTICS |                  |                |      |              |                      |
|--------------------------|------------------|----------------|------|--------------|----------------------|
| ELEMENT                  | CD               | CONSTRUCTION   |      |              |                      |
| Foundation               | 02               | CONCR SLAB 100 |      |              |                      |
| Frame                    | 02               | WOOD FRAME 100 |      |              |                      |
| Exterior Wall            | 30               | VINYL 100      |      |              |                      |
| Roof Structur            | 03               | GABLE/HIP 100  |      |              |                      |
| Roof Cover               | 03               | COMP SHNGL 100 |      |              |                      |
| Interior Wall            | 05               | DRYWALL 100    |      |              |                      |
| Interior Floor           | 10               | LAMINATED 70   |      |              |                      |
| Interior Floor           | 14               | CARPET 30      |      |              |                      |
| Heating Type             | 13               | HEAT PUMP 100  |      |              |                      |
| Air Condition            | 13               | HEAT PUMP 100  |      |              |                      |
| Bedrooms                 |                  | 3 100          |      |              |                      |
| Bathrooms                |                  | 2 100          |      |              |                      |
| Quality                  | 03               | AVERAGE        |      |              |                      |
| DOR CODE                 | 0100             | SINGLE FAMILY  |      |              |                      |
| MAP NUM                  | 5                | MKT AREA 02    |      |              |                      |
| NEIGHBORHOOD/LOC         | 359.00           | 1.15/          |      |              |                      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE    | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS                      | 1,234            | 100            | 2017 | 1,234        | 138,000              |
| FOP                      | 24               | 30             | 2017 | 7            | 783                  |
| PTO                      | 120              | 5              | 2017 | 6            | 671                  |
| TOTALS                   | 1,378            |                |      | 1,247        | 139,455              |

| MARKET ADJUSTMENTS |            |           |             |                |                |      |      |      |      |      |        |                                   |  |
|--------------------|------------|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|-----------------------------------|--|
| TYPE               | MDL        | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |                                   |  |
| 1                  | SINGLE FAM | 100%      | - 2024      | 118.97         | 148,356        | 2017 | 2017 | 0    | 0    | 6.00 | 94.00  | Heated Area: 1234 HX Base Yr 2024 |  |



| WAKULLA COUNTY PROPERTY   |           |             |
|---------------------------|-----------|-------------|
| VALUATION SUMMARY         |           | PAGE 1 of 1 |
| VALUATION BY              |           | STANDARD    |
| Tax Group: 3              | Tax Dist: |             |
| BUILDING MARKET VALUE     |           | 139,455     |
| TOTAL MARKET OB/XF VALUE  |           | 3,580       |
| TOTAL LAND VALUE - MARKET |           | 35,000      |
| TOTAL MARKET VALUE        |           | 178,035     |
| SOH/AGL Deduction         |           | 0           |
| ASSESSED VALUE            |           | 178,035     |
| TOTAL EXEMPTION VALUE     | HX HB     | 50,000      |
| BASE TAXABLE VALUE        |           | 128,035     |
| TOTAL JUST VALUE          |           | 178,035     |
| NCON VALUE                |           | 0           |
| INCOME VALUE              |           |             |
| PREVIOUS YEAR MKT VALUE   |           | 129,585     |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| 17000721   | SFD-CO      | 0   | 06/01/2017 |

| SALES DATA                     |           |           |       |       |        |            |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1310/0345                      | 4/27/2023 | WD Q      | Q     | I     | 01     | 212,000    |
| GRANTOR: BUSHMAN RICHARD W & T |           |           |       |       |        |            |
| GRANTEE: COX TIMOTHY A & LYN   |           |           |       |       |        |            |
| 1048/0189                      | 9/26/2017 | WD Q      | Q     | I     | 01     | 119,000    |
| GRANTOR: PAFFORD PROPERTIES &  |           |           |       |       |        |            |
| GRANTEE: BUSHMAN RICHARD W &   |           |           |       |       |        |            |

| 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              | 0210       | CONCRETE D  | 0       | 100 | 38 | 20    |    |       | 6.00           | 100       | 2017    | 2017        | 3 | 76     | 3,466           |       |
| 2              | 0211       | CONCRETE W  | 0       | 100 | 5  | 5     |    |       | 6.00           | 100       | 2017    | 2017        | 3 | 76     | 114             |       |

| BLD DATE |            | 09/27/2017 | MMSR    | LGL DATE | 04/07/2015 | JB |
|----------|------------|------------|---------|----------|------------|----|
| XF DATE  | 09/27/2017 | MMSR       | AG DATE |          |            |    |
| INC DATE |            |            |         |          |            |    |

**BUILDING DIMENSIONS**  
 BAS=[YR=2017] W27 PTO=[YR=2017] E12 N10 W12 S10\$ S40 E8 S4 E6  
 FOP=[YR=2017] W6 S4 E6 N4\$ S6 E13 N50\$.

| 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  | 1.00        | LT          |     | 1.00     | 1.00   | 1.00    | 35,000.00  | 35,000.00      | 35,000     |                             |      |         |      |     |    |        |