5-5S-2W P-3-M-32
TRACT 1,2,3 & 4 OF ESTATE OF
ULEY HINES DB 26 P 303

HINES ISIAH ET AL/HINES ALBERTA ETAL
P O BOX 94
SOPCHOPPY, FL 32358

2024

05-5S-02W-000-02606-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Foundation	01	WOOD FRAME 100
Frame	02	WOOD FRAME 100
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Heating Type	02	CONVECTION 100
Air Condition	02	WINDOW 100
Bedrooms		3 100
Bathrooms		1 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
Quality	02	BELOW AVERAGE
DOR CODE	0100	SINGLE FAMILY

MAP NUM 5 | MKT AREA 02

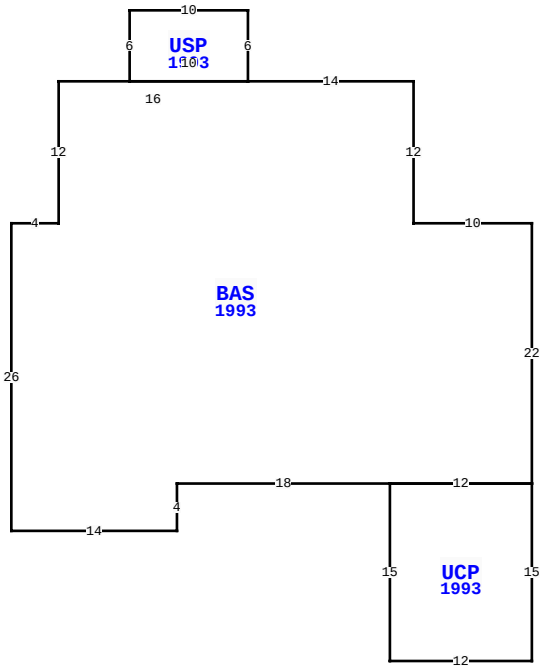
NEIGHBORHOOD/LOC 000 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,384	100	1993	1,384	39,787
UCP	180	20	1993	36	1,035
USP	60	40	1993	24	690
TOTALS	1,624			1,444	41,512

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,444	75.6500	71.87	103,780	1955	1955	0	0	0	60.00	40.00

1 SINGLE FAM 100% - 0 Heated Area: 1384 HX Base Yr



40 BAPTIST HILL RD, SOPCHOPPY

BLD DATE	03/14/2019	MMJT	LGL DATE		
XF DATE	03/14/2019	MMJT	LAND DATE	03/14/2019	MMJT
INC DATE			AG DATE		

WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	41,512
TOTAL MARKET OB/XF VALUE	1,737
TOTAL LAND VALUE - MARKET	10,500
TOTAL MARKET VALUE	53,749
SOH/AGL Deduction	18,814
ASSESSED VALUE	34,935
TOTAL EXEMPTION VALUE	HX HB SX 34,935
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	53,749
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	53,747

2024 TRIM RTS- UTF
5 YR PRCL CK, CHG BEDS
ADD CHG PER USPS VIA TCO RETURN TO SENDER
5 YR PRCL CH, CHG QUAL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
201120	REMODEL	0	01/11/2011
2007132	WEATHERIZATION	0	01/30/2007
200780	WEATHERIZATION	0	01/22/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1011/0795	9/22/2016	QC	U	I	30	100

GRANTOR: HINES ISIAH & ALBERTA
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 USP=[YR=1993] N6 W10 S6 E10 $ W16 S12 W4 S26 E14 N4 E18 UCP=[YR=1993] S15 E12 N15 W12 $ E12 N22 W10 N12 $.

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	0	0	980.00	SF	4.00	4.00	100	1980	1980	3	20	784	
2	0940	OPEN SHED	0	100	0	0	572.00	SF	4.00	4.00	100	1980	1980	3	20	458	
3	0940	OPEN SHED	0	100	0	0	462.00	SF	4.00	4.00	100	1980	1980	3	20	370	
4	0210	CONCRETE D	0	100	13	8	104.00	SF	6.00	6.00	100	1993	1993	3	20	125	

LAND DESCRIPTION

TOTAL OB/XF 1,737

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	1.40	AC		1.00	1.00	1.00	7,500.00	7,500.00	10,500							

REVIEW DATE 03/14/2019 BY MMJT Total Acres: 1.40 Total Land Value: 10,500 Market: 0 Agricultural: 0 Common: 10,500 PRINTED 05/13/2026 BY SYS