

ELEMENT		CD	CONSTRUCTION		
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	27	PREFIN	MTL	90	
Exterior Wall	05	HARDIE	BRD	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	03	FORCED	AIR	100	
Air Condition	02	WINDOW	100		
Bedrooms		1	100		
Bathrooms		1	100		
Story Height		0	100		
Stories	1.	1.	100		
Units		0	100		
Quality	08	FAIR			
DOR CODE	5000	IMPRVD	AG	RES	
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
FCP	1,296	25	2019	324	15,003
FWS	600	45	2019	270	12,502
UST	144	45	2019	65	3,010
TOTALS	2,040			659	30,515

MARKET ADJUSTMENTS																										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND															
1	WKSHP/BARN	100%	- 2020																							
Heated Area: 0						HX Base Yr 2020																				
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>02/25/2021</th> <th>MMMM</th> <th>LGL DATE</th> <th></th> </tr> <tr> <th>XF DATE</th> <th>02/25/2021</th> <th>MMMM</th> <th>LAND DATE</th> <th>02/25/2021</th> </tr> <tr> <th>INC DATE</th> <th></th> <th></th> <th>AG DATE</th> <th>MMMM</th> </tr> </thead> </table>												BLD DATE	02/25/2021	MMMM	LGL DATE		XF DATE	02/25/2021	MMMM	LAND DATE	02/25/2021	INC DATE			AG DATE	MMMM
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INC DATE			AG DATE	MMMM																						

WAKULLA COUNTY PROPERTY				PAGE 1 of 2	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				264,999		
TOTAL MARKET OB/XF VALUE				2,167		
TOTAL LAND VALUE - MARKET				85,050		
TOTAL MARKET VALUE				284,314		
SOH/AGL Deduction				7,795		
ASSESSED VALUE				276,519		
TOTAL EXEMPTION VALUE				HX HB 50,000		
BASE TAXABLE VALUE				226,519		
TOTAL JUST VALUE				352,216		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				266,380		
CORRECT LAND LINE DESC						
2022 AG RENEWAL RECD						
PU XFOB LN2; SEE W/CARD FOR FURTHER NOTES						
CHG BLDG TYPE PU NEW SFD CARD 2 W/CO 1-29-21						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
20000045	SFD & WORKSHOP-CO	0	07/22/2020			
16001215	SAFETY INSP	0	12/05/2016			
20071210	ELEC SERV-GATE	0	09/06/2007			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1231/0202	9/27/2021	QC	U	I	11	100
GRANTOR: DICKSON TODD						
GRANTEE: DICKSON TODD & MCKE						
1017/0672	11/16/2016	WD	U	V	30	100
GRANTOR: DICKSON WALTER						
GRANTEE: DICKSON TODD						
BUILDING NOTES						
BUILDING DIMENSIONS						
FWS=[YR=2019] W20 S30 FCP=[YR=2019] N18 W12 N12 UST=[YR=2019] S12 E12 N12 W12\$ W36 S30 E48\$ E20 N30\$.						

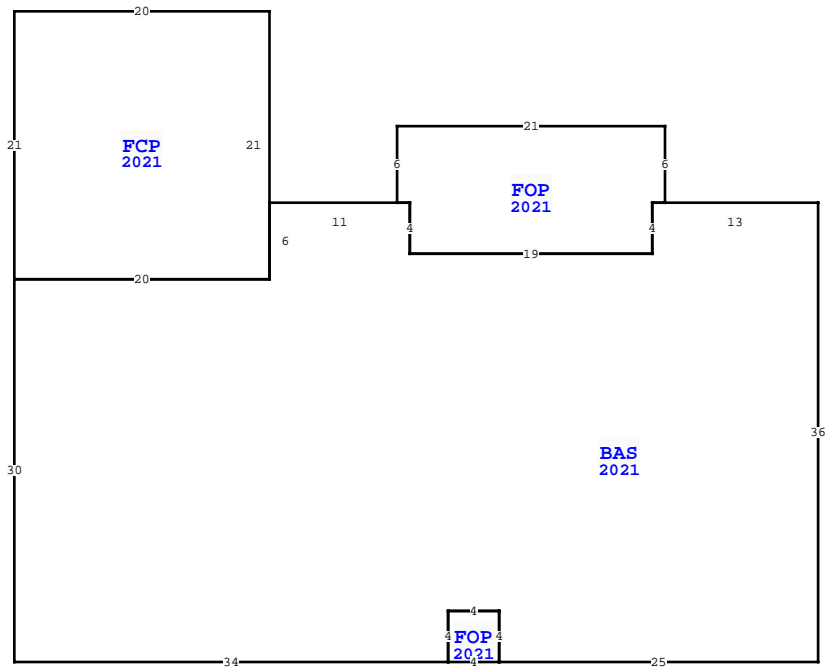
EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0125	MTL/VYL AC	0	100	0	0			42.00	LF	19.00				343	
2	0140	FIRE PLACE	0	100	0	0			1.00	UT	1,900.00				1,824	

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	000110	C	SFR RURAL	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,000							
2	005980	A	TIMBER MIX N	0			0.00	0.00	9.34	AC		1.00	1.00	1.00	230.00	230.00	2,148							

REVIEW DATE 02/25/2021 BY MMMM																													
Total Acres: 10.34						Total Land Value: 17,148						Market: 70,050						Agricultural: 2,148						Common: 15,000					

ELEMENT		CD	CONSTRUCTION		
Foundation	02		CONCR SLAB 100		
Frame	02		WOOD FRAME 100		
Exterior Wall	11		AVERAGE 90		
Exterior Wall	19		COMMON BRK 10		
Roof Structur	03		GABLE/HIP 100		
Roof Cover	03		COMP SHNGL 100		
Interior Wall	05		DRYWALL 100		
Interior Floo	12		HARDWOOD 60		
Interior Floo	14		CARPET 40		
Heating Type	04		AIR DUCTED 100		
Air Condition	03		CENTRAL 100		
Bedrooms			4 100		
Bathrooms			2 100		
Story Height			0 100		
Stories	1.		1. 100		
Units			0 100		
Quality	03		AVERAGE		
DOR CODE	5000		IMPRVD AG RES		
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	2,056	100	2021	2,056	216,479
FCP	420	25	2021	105	11,055
FOP	16	30	2021	5	526
FOP	202	30	2021	61	6,423
TOTALS	2,694			2,227	234,484

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,227	113.1000	107.44	239,269	2021	2021	0	0	2.00	98.00
2 SINGLE FAM 100% - 2020 Heated Area: 2056 HX Base Yr 2020											



WAKULLA COUNTY PROPERTY			
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TOTAL LAND VALUE - MARKET			85,050
TOTAL MARKET VALUE			284,314
SOH/AGL Deduction			7,795
ASSESSED VALUE			276,519
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			226,519
TOTAL JUST VALUE			352,216
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			266,380
TRAV PER ORDER OF BLDG DEPT. PU NEW TRAV;			
CHG CARD 1 FROM SFD TO FWS/FCP IN NEW-			
2021 AG RENEWAL RECD			
COA PER OWNER/ NO MAILBOX			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1231/0202	9/27/2021	QC	U	I	11	100
GRANTOR: DICKSON TODD						
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1017/0672	11/16/2016	WD	U	V	30	100
GRANTOR: DICKSON WALTER						
GRANTEE: DICKSON TODD						

EXTRA FEATURES											
L	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES

TOTAL OB/XF											
BLD DATE	02/25/2021	MMMM	LGL DATE	02/25/2021	MMMM						
XF DATE	02/25/2021	MMMM	LAND DATE	02/25/2021	MMMM						
INC DATE			AG DATE								
1275 SOPCHOPPY HWY, SOPCHOPPY											

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2021] W13 S4 W19 N4 FOP=[YR=2021] S4 E19 N4 E1 N6 W21 S6 E1 S W11 S6 W20 FCP=[YR=2021] E20 N21 W20 S21 S S30 E34 N4 E4 FOP=[YR=2021] W4 S4 E4 N4 S4 E25 N36 S.			

LAND DESCRIPTION												TOTAL OB/XF													
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV