



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	05	WOOD FRAME 100
Exterior Wall	02	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	GALVALUM 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	11	CLAY TILE 30
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2.5 100
Story Height		0 100
Stories	1.5	1.5 100
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	2,591	120.6000	114.57	296,851	2009	2009	0	0	14.00	86.00

2 SINGLE FAM 100% - 2002 Heated Area: 2330 HX Base Yr 2002

WAKULLA COUNTY PROPERTY			PAGE 1 of 2	3
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE	262,304			
TOTAL MARKET OB/XF VALUE	14,596			
TOTAL LAND VALUE - MARKET	82,500			
TOTAL MARKET VALUE	294,825			
SOH/AGL Deduction	99,976			
ASSESSED VALUE	194,849			
TOTAL EXEMPTION VALUE	HX HB 50,000			
BASE TAXABLE VALUE	144,849			
TOTAL JUST VALUE	359,400			
NCON VALUE	8,392			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	281,542			

Quality	03	AVERAGE			
DOR CODE	5000	IMPRVD AG RES			
MAP NUM	5	MKT AREA 13			
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	560	100	2009	560	55,177
BAS	576	100	2009	576	56,753
FCP	400	25	2009	100	9,853
FOP	204	30	2009	61	6,011
FSP	182	55	2009	100	9,853
FUS	320	100	2009	320	31,529
OWH	874	100	2009	874	86,115
TOTALS	3,116			2,591	255,292

BLD DATE	10/08/2018	MMTP	LGL DATE	
XF DATE	10/08/2018	MMTP	LAND DATE	10/08/2018
INC DATE			AG DATE	

1850 SMITH CREEK RD, SOPCHOPPY

MM 5YR CK, PU XF0BS 8/11/23			
2022 AG RENEWAL RECD			
2021 AG RENEWAL RECD			
CORRECT SPELLING OF MAILING ADD			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
200939	GAS	0	01/16/2009
2008974	SFD-CO	0	11/25/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1366/0713	6/25/2024	QC	U	I	14	100
GRANTOR: JOYNER RONNIE REID II						
GRANTEE: JOYNER RONNIE REID						
1366/0710	6/25/2024	QC	U	I	14	100
GRANTOR: JOYNER RONNIE REID II						
GRANTEE: JOYNER RONNIE REID						

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	20	20	400.00	SF	6.00	6.00	100	2009	2009	3	39	936	
2	0130	FIRE PLACE	0	100	0	0	1.00	UT	1,300.00	1,300.00	100	2009	2009	3	72	936	
3	0700	PORT BLDG	0	100	30	12	360.00	SF	8.00	8.00	100	2001	2001	3	58	1,670	
4	0030	BARN, POLE	0	100	13	9	117.00	SF	9.00	9.00	100	2014	2014	3	62	653	
5	0055	PORTABLE C	0	100	20	18	360.00	SF	3.00	3.00	100	2014	2014	3	62	670	
6	0210	CONCRETE D	0	100	20	18	360.00	SF	6.00	6.00	100	2014	2014	3	62	1,339	
9	0030	BARN, POLE	0	100	36	24	864.00	SF	9.00	9.00	100	2024	2021	AV	93	7,232	
10	0940	OPEN SHED	0	100	20	10	200.00	SF	4.00	4.00	100	2024	2021	AV	93	744	
11	0940	OPEN SHED	0	100	12	8	96.00	SF	4.00	4.00	100	2024	2018	AV	80	307	
12	0940	OPEN SHED	0	100	8	4	32.00	SF	4.00	4.00	100	2024	2019	AV	85	109	

TOTAL OB/XF													14,596											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	005400	A	TIMBER 1 PLA	0			0.00	0.00	9.00	AC		1.00	1.00	1.00	325.00	325.00	2,925							

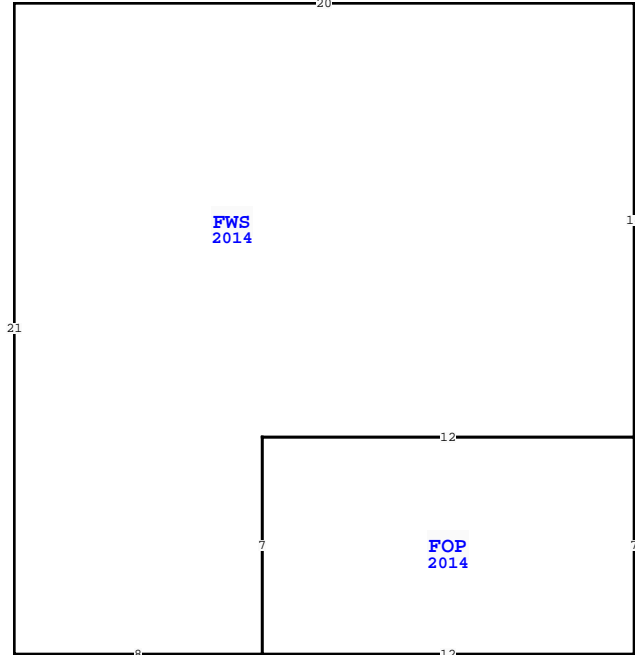
BUILDING NOTES												
FCP=[YR=2009] W20 S20 E20 BAS=[YR=2009] W36 S16 OWH=[YR=2009] N16 E16 N20 W12 S7 W26 S15 E4 S14 BAS=[YR=2009] N14 W4 N22 FSP=[YR=2009] S7 E26 N7 W26\$ W14 S36 E18\$ POP=[YR=2009] S6 E34 N6 W34\$ E18\$ E36 PTR=[YR=2009] E10 N10 FUS=[YR=2009] E20 N16 W20 S16\$ S10 W10\$ N16\$ N20\$.												

REVIEW DATE 08/11/2023 BY MMAW																								
Total Acres: 10.00					Total Land Value: 17,925					Market: 67,500					Agricultural: 2,925					Common: 15,000				



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Foundation	01 WOOD FRAME 100
Frame	02 WOOD FRAME 100
Exterior Wall	05 HARDIE BRD 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	13 GALVALUM 100
Interior Wall	04 PLYWOOD 100
Interior Floo	08 SHT VINYL 100
Heating Type	01 NONE 100
Air Condition	02 WINDOW 100
Bathrooms	1 100
Story Height	0 100
Stories	1. 1. 100
Units	0 100
Quality	02 BELOW AVERAGE
DOR CODE	5000 IMPRVD AG RES
MAP NUM	5 MKT AREA 13
NEIGHBORHOOD/LOC	000 1.00/
AREA TYPE	TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE
FOP	84 30 2014 25 996
FWS	336 45 2014 151 6,016
TOTALS	420 176 7,012

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0500	01	176	87.5500	43.78	7,705	2014	2014	0	0	0	9.00	91.00	
3 WKSHP/BARN 100% - 2002 Heated Area: 0 HX Base Yr 2002													



WAKULLA COUNTY PROPERTY			
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TOTAL JUST VALUE			359,400
NCON VALUE			8,392
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			281,542
5 YR PRCL PU XFOB LN 4-6, N/C BLDG 1 PU BLDG2			
2019 AG RENEWAL REC'D			
5 YR PRCL CH, CHG RCVR			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1366/0713	6/25/2024	QC	U	I	14	100
GRANTOR: JOYNER RONNIE REID II						
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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
1850 SMITH CREEK RD, SOPCHOPPY																
BLD DATE 10/08/2018 MMTF LGL DATE 10/08/2018 MMTF																
XF DATE 10/08/2018 MMTF LAND DATE 10/08/2018 MMTF																
INC DATE AG DATE																

BUILDING NOTES			

BUILDING DIMENSIONS			
FWS=[YR=2014] W20 S21 E8 N7 E12 FOP=[YR=2014] W12 S7 E12 N7\$ N14\$.			

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV