7-5S-2W P-45-M-32B
IN S 1/2 OF NW 1/4 OF NE 1/4
OF SW 1/4 S OF CHURCH LOT

COMSTOCK ELIZABETH
71 SURF RD
SOPCHOPPY, FL 32358

2024

07-5S-02W-000-02678-000

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	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2 100
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

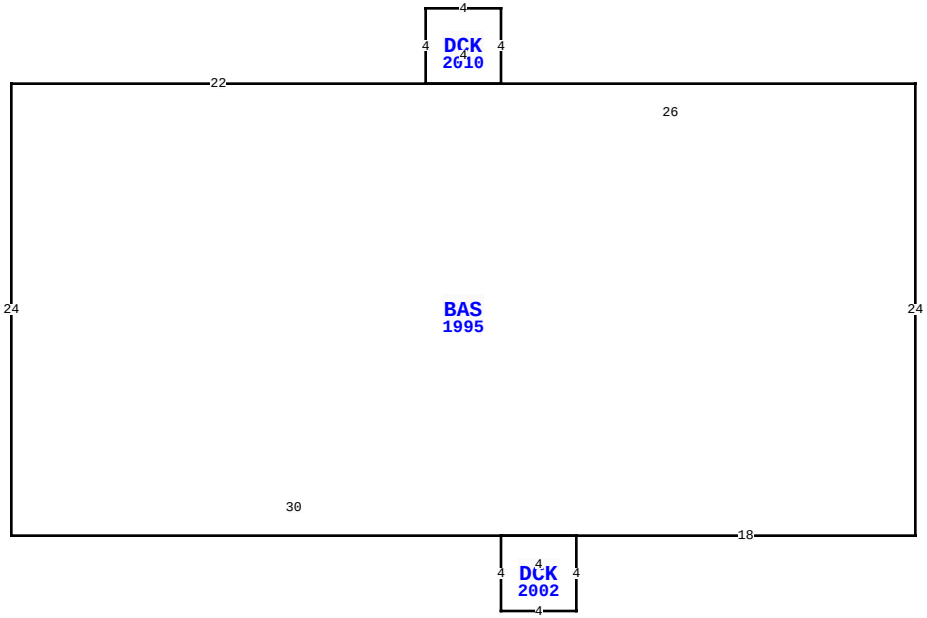
NEIGHBORHOOD/LOC: 000 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1995	1,152	83,682
DCK	16	10	2002	2	145
DCK	16	10	2010	2	145
TOTALS	1,184			1,156	83,973

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,156	106.2000	100.89	116,629	1995	1995	0	0	0	28.00	72.00

1 SINGLE FAM 100% - 2010 Heated Area: 1152 HX Base Yr 2010



71 SURF 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	

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	8	8	64.00	SF	4.00	4.00	100	2005	2005	3	24	61	

WAKULLA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		83,973
TOTAL MARKET OB/XF VALUE		61
TOTAL LAND VALUE - MARKET		1,550
TOTAL MARKET VALUE		85,584
SOH/AGL Deduction		45,652
ASSESSED VALUE		39,932
TOTAL EXEMPTION VALUE	HX HB SX	39,932
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		85,584
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		82,429

RESIDENT CALLED ASKING THAT BATHROOMS BE CORRECTED
2024 HX CARD RETURN TEMP AWAY
5 YR PRCL CK, CHG QUAL.
COCR140040, ADD SX, OMITTED IN ERROR

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15001120	WEATHERIZATION	0	12/14/2015
2010719	SEWER	0	07/16/2010
31464	METER RPR	0	03/05/2004
019380	N/A	0	03/09/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0796/0117	6/04/2009	WD	Q	I	01	62,500
GRANTOR: PADGHAM GARRETT						
GRANTEE: COMSTOCK ELIZABETH						
0510/0634	10/24/2003	CT	U	I		100
GRANTOR: HOPE						
GRANTEE: WELLS FARGO BANK MI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W26 DCK=[YR=2010] E4 N4 W4 S4$ W22 S24 E30
DCK=[YR=2002] W4 S4 E4 N4$ E18 N24$.

LAND DESCRIPTION

TOTAL OB/XF 61

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	0.31	AC		1.00	1.00	1.00	5,000.00	5,000.00	1,550							

REVIEW DATE 03/14/2019 BY MMJT Total Acres: 0.31 Total Land Value: 1,550 Market: 0 Agricultural: 0 Common: 1,550 PRINTED 05/13/2026 BY SYS