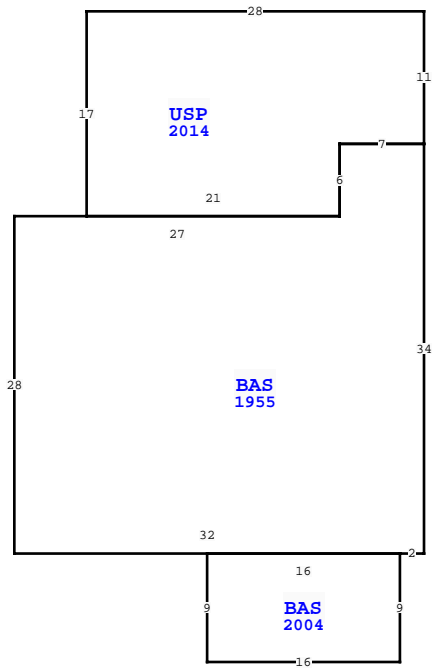


ELEMENT		CD		CONSTRUCTION	
Foundation	01	WOOD	FRAME	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	01	MINIMUM		100	
Roof Structur	03	GABLE/HIP		100	
Roof Cover	02	ROLL COMP		100	
Interior Wall	02	WALL BD/WD		100	
Interior Floo	09	PINE WOOD		100	
Heating Type	02	CONVECTION		100	
Air Condition	02	WINDOW		100	
Bedrooms		2		100	
Bathrooms		1		100	
Story Height		0		100	
Stories	1.	1.		100	
Units		0		100	
Quality	01	MINIMUM			
DOR CODE	0100	SINGLE FAMILY			
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	994	100	1955	994	19,546
BAS	144	100	2004	144	2,832
USP	434	40	2014	174	3,422
TOTALS	1,572			1,312	25,799

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,312	51.7500	49.16	64,498	1955	1955		0	0	60.00	40.00	
1 SINGLE FAM 0% - 0 Heated Area: 1138 HX Base Yr													



WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				25,799	
TOTAL MARKET OB/XF VALUE				9,338	
TOTAL LAND VALUE - MARKET				5,000	
TOTAL MARKET VALUE				40,137	
SOH/AGL Deduction				0	
ASSESSED VALUE				40,137	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				40,137	
TOTAL JUST VALUE				40,137	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				39,131	
MM 5YR CK NC					
COA RQSTD BY CRAIG COWART SEE SCANS					
5 YR PRCL CH, DEL XFOB LN 7					
COA PER USPS					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1142/0673	3/02/2020	WD	U	I	30	0
GRANTOR: COWART CRAIG O						
GRANTEE: COWART CRAIG O TRUS						
0862/0622	5/03/2011	FD	U	I	30	7,000
GRANTOR: COWART J DAVID						
GRANTEE: COWART CRAIG O						

EXTRA FEATURES														269 ALLEN LAKE RD, SOPCHOPPY		
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	0130	FIRE PLACE	0	0	0	1.00	UT	1,300.00	1,300.00	100	1993	1993	3	50	650	
2	0960	SCREEN ROO	0	0	13	130.00	SF	21.00	21.00	100	2003	2003	3	60	1,638	
3	1050	CABIN	0	0	0	222.00	SF	42.00	42.00	100	1993	1993	3	50	4,662	
4	0700	PORT BLDG	0	0	20	240.00	SF	8.00	8.00	100	2003	2003	3	60	1,152	
5	0700	PORT BLDG	0	0	20	200.00	SF	8.00	8.00	100	2009	2009	3	72	1,152	
6	0770	PUMP HOUSE	0	0	6	24.00	SF	5.00	5.00	100	2012	2012	3	70	84	
TOTAL OB/XF 9,338																

BUILDING NOTES			

BUILDING DIMENSIONS			
USP=[YR=2014] W28 S17 E21 N6 E7 BAS=[YR=1955] W7 S6 W27 S28 E32 BAS=[YR=2004] W16 S9 E16 N9\$ E2 N34\$ N11\$.			

LAND DESCRIPTION														TOTAL OB/XF 9,338										
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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	5,000.00	5,000.00	5,000							