

10-5S-2W P-6-1-M-40
 LYING IN SW 1/4 OF NE 1/4
 OR 48 P 936 & OR 75 P 51

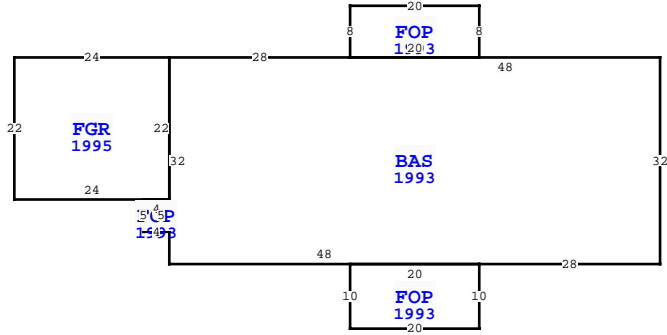
LINDSEY RODNEY ET AL/NORTON DAVID LEE ETAL
 451 OTTER CREEK RD
 SOPCHOPPY, FL 32358

2024

10-5S-02W-000-02761-001

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
21	STONE 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
04	PLYWOOD 100				
03	CONC FINSH 100				
04	AIR DUCTED 100				
03	CENTRAL 100				
	3 100				
	2.5 100				
	0 100				
1.	1. 100				
	0 100				
03	AVERAGE				
0100	SINGLE FAMILY				
5	MKT AREA	02			
000	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	280	100	1993	280	17,875
BAS	2,432	100	1993	2,432	155,259
FGR	528	50	1995	264	16,854
FOP	20	30	1993	6	383
FOP	160	30	1993	48	3,064
FOP	200	30	1993	60	3,830
TOTALS	3,620			3,090	197,266

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,090	112.0000	106.40	328,776	1983	1983	0	0	40.00	60.00
1 SINGLE FAM 0% - 0 Heated Area: 2712 HX Base Yr											



WAKULLA COUNTY PROPERTY		PAGE 1 of 3	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	218,425		
TOTAL MARKET OB/XF VALUE	3,450		
TOTAL LAND VALUE - MARKET	70,050		
TOTAL MARKET VALUE	291,925		
SOH/AGL Deduction	0		
ASSESSED VALUE	291,925		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	291,925		
TOTAL JUST VALUE	291,925		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	294,504		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
019114	N/A	0	12/06/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1283/0820	9/08/2022	WD	U	I	30	8,000

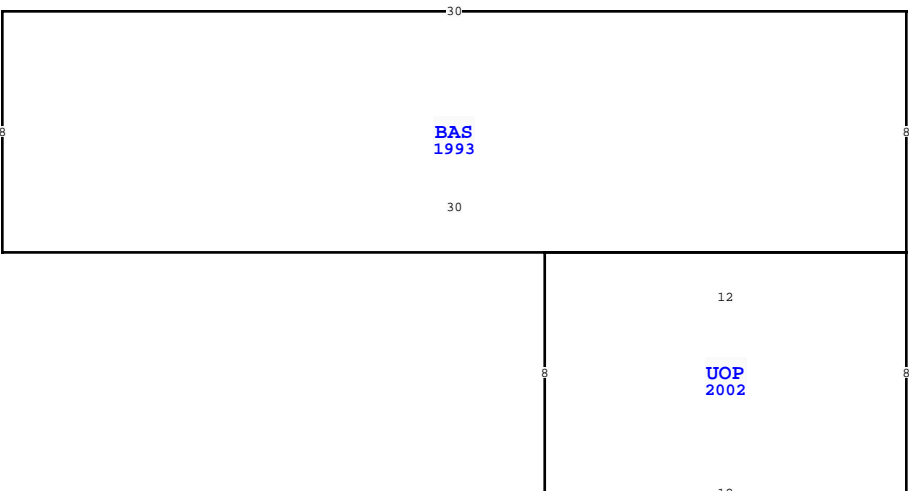
GRANTOR: LINDSEY ROBERT ALAN 1
 GRANTEE: NICHOLS NORMAN RAY
 1270/0622 6/22/2022 QC U I 11 100
 GRANTOR: BROWN AMBER 1/12 INT
 GRANTEE: NICHOLS NORMAN RAY

BUILDING NOTES	
BUILDING DIMENSIONS BAS=[YR=1993] W48 FOP=[YR=1993] E20 N8 W20 S8\$ W28 FGR=[YR=1995] W24 S22 E24 FOP=[YR=1993] W4 S5 E4 N5\$ N22\$ S32 E48 FOP=[YR=1993] W20 S10 E20 N10\$ E28 N32\$ PTR=N30 E20 APT=[YR=1993] E20 N14 W20 S14\$ W20 S30\$.	

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	0940	OPEN SHED	0	0	12	20	SF	4.00	4.00	100	1989	1989	3	20	192	
2	0130	FIRE PLACE	0	0	0	0	UT	1,300.00	1,300.00	100	1993	1993	3	50	650	
3	0620	WOOD UTL B	0	0	20	12	SF	6.00	6.00	100	2002	2002	3	20	288	
4	0030	BARN, POLE	0	0	40	18	SF	9.00	9.00	100	2003	2003	3	21	1,361	
5	0955	PRIVACY FE	0	0	0	0	LF	15.00	15.00	100	1998	1998	3	0	0	
6	0700	PORT BLDG	0	0	16	10	SF	8.00	8.00	100	1990	1990	3	47	602	
7	0625	PORT WD UT	0	0	12	8	SF	6.00	6.00	100	2014	2014	3	62	357	

LAND DESCRIPTION																								
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	9.34	AC		1.00	1.00	1.00	7,500.00	7,500.00	70,050							

ELEMENT		CD		CONSTRUCTION	
Foundation	01	WOOD	FRAME	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	26	AL	SIDING	100	
Roof Structur	01	FLAT		100	
Roof Cover	01	MINIMUM		100	
Interior Wall	04	PLYWOOD		100	
Interior Floo	08	SHT	VINYL	100	
Heating Type	02	CONVECTION		100	
Air Condition	01	NONE		100	
Bedrooms		2		100	
Bathrooms		1		100	
Stories	1.	1.		100	
Class	00	N/A		100	
Units		0		100	
Quality	01	MINIMUM			
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	240	100	1993	240	3,548
UOP	96	25	2002	24	355
TOTALS	336			264	3,903

MARKET ADJUSTMENTS																													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																		
0200	02	264	52.8000	36.96	9,757	1965	1965	0	0	60.00	40.00																		
6 MOBILE HOM 0% - 0 Heated Area: 240 HX Base Yr																													
																													
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>03/27/2019</th> <th>MMJT</th> <th>LGL DATE</th> <th>03/27/2019</th> <th>MMJT</th> </tr> </thead> <tbody> <tr> <td>XF DATE</td> <td>03/27/2019</td> <td>MMJT</td> <td>LAND DATE</td> <td>03/27/2019</td> <td>MMJT</td> </tr> <tr> <td>INC DATE</td> <td></td> <td></td> <td>AG DATE</td> <td></td> <td></td> </tr> </tbody> </table>												BLD DATE	03/27/2019	MMJT	LGL DATE	03/27/2019	MMJT	XF DATE	03/27/2019	MMJT	LAND DATE	03/27/2019	MMJT	INC DATE			AG DATE		
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TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			291,925
TOTAL JUST VALUE			291,925
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			294,504
CHG.EYB TO 1983/DEMO SWMH'S @ 4,8,12,16,20			
NOTE: BED & BATH 1 EA IN APT 1993			
5 YR PRCL CH, NEW TRAV, CHG BEDS, BATHS			
CORR NAME & ADDR PER HEIR			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1283/0820	9/08/2022	WD	U	I	30	8,000
GRANTOR: LINDSEY ROBERT ALAN 1						
GRANTEE: NICHOLS NORMAN RAY						
1270/0622	6/22/2022	QC	U	I	11	100
GRANTOR: BROWN AMBER 1/12 INT						
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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
435 OTTER CREEK RD, SOPCHOPPY																
TOTALS 336 264 3,903																

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W30 S8 E30 UOP=[YR=2002] W12 S8 E12 N8\$ N8\$.											

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