11-5S-3W P-12-M-26C
COMM AT SE COR OF SEC 11
ALSO LOT 271 SOPCHOPPY WEST

CLAXTON VAUSE JR & VONITA H VAUSE REVOCABLE TRUST/
P O BOX 145
SOPCHOPPY, FL 32358

2024

11-5S-03W-000-00637-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Foundation	01	WOOD FRAME 100
Frame	02	WOOD FRAME 100
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		2 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
Quality	02	BELOW AVERAGE
DOR CODE	0100	SINGLE FAMILY

MAP NUM: 5 | MKT AREA: 02

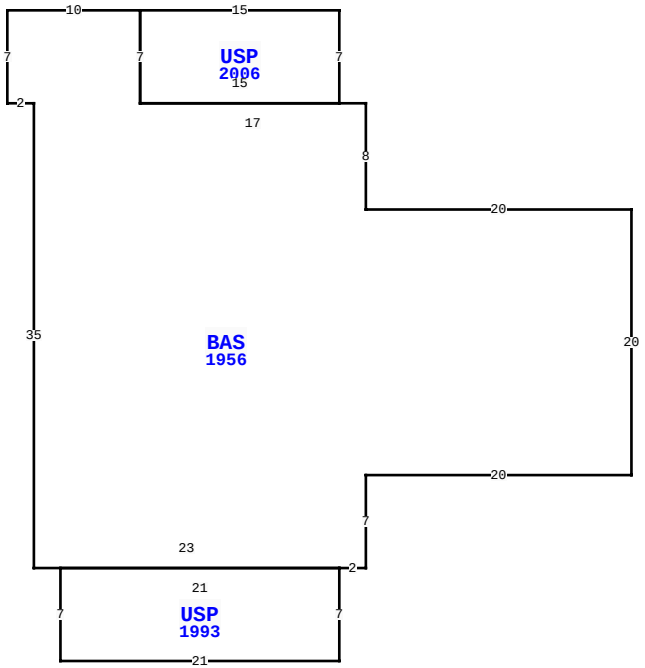
NEIGHBORHOOD/LOC: 000 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,345	100	1956	1,345	44,573
USP	147	40	1993	59	1,955
USP	105	40	2006	42	1,392
TOTALS	1,597			1,446	47,920

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,446	87.2100	82.85	119,801	1956	1956	0	0	0	60.00	40.00

1 SINGLE FAM 100% - 0 Heated Area: 1345 HX Base Yr



80 PARK AVE, SOPCHOPPY

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

WAKULLA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		47,920
TOTAL MARKET OB/XF VALUE		3,557
TOTAL LAND VALUE - MARKET		15,000
TOTAL MARKET VALUE		66,477
SOH/AGL Deduction		15,186
ASSESSED VALUE		51,291
TOTAL EXEMPTION VALUE	HX HB SX	51,291
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		66,477
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		65,486

DC OR 1362 P 338 - CLAXTON VAUSE JR - DOD 05/15/24
MM 5 YR CK, DEMO XFOBS, PU XFOB
5 YR PRCL CK, CHG QUAL. PU XFOB LN 6, 7
5YR PRCL CK, N/C

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2010653	SEWER	0	07/16/2010
2010247	ELECT	0	04/13/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0651/0145	4/17/2006	QC	Q	I	01	100

GRANTOR: VAUSE CLAXTON JR
GRANTEE: VAUSE CLAXTON JR &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1956] W17 N7 USP=[YR=2006] S7 E15 N7 W15$ W10 S7 E2 S35 E23 USP=[YR=1993] W21 S7 E21 N7$ E2 N7 E20 N20 W20 N8$.

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	0250	ASPHALT AV	0	100	0	0	900.00	SF	2.00	2.00	100	2003	2003	3	21	378	
2	0700	PORT BLDG	0	100	12	30	360.00	SF	8.00	8.00	100	1993	1993	3	50	1,440	
3	0055	PORTABLE C	0	100	14	20	280.00	SF	3.00	3.00	100	2002	2002	3	20	168	
4	0055	PORTABLE C	0	100	20	18	360.00	SF	3.00	3.00	100	2003	2003	3	21	227	
5	0700	PORT BLDG	0	100	20	10	200.00	SF	8.00	8.00	100	2015	2015	3	84	1,344	
6	0055	PORTABLE C	0	100	20	20	400.00	SF	0.00	0.00	100	2019	2019	3	85	0	

LAND DESCRIPTION

TOTAL OB/XF 3,557

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	2.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	15,000							

REVIEW DATE 11/29/2022 BY MMLA Total Acres: 2.00 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 04/22/2026 BY SYS