

A PARCEL IN NE4 OF NE4 OF
 SEC 12 BEING 5.81 ACRES DESC
 IN OR 594-684. DEED REFS;

CONGDON LEE V/CONGDON PAMELA SAWYER
 217 PULLBACK ROAD
 SOPCHOPPY, FL 32358

2024

12-5S-03W-000-00658-002



ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
01	WOOD FRAME 100		
02	WOOD FRAME 100		
04	SINGLE SID 100		
03	GABLE/HIP 100		
13	GALVALUM 100		
06	CUST PANEL 100		
11	CLAY TILE 100		
03	FORCED AIR 100		
03	CENTRAL 100		
1	1 100		
1	1 100		
0	0 100		
1.	1. 100		
0	0 100		
02	BELOW AVERAGE		
0100	SINGLE FAMILY		
5	MKT AREA	01	
000	1.00/		
BAS	608	100	2008
FOP	48	30	2012
USP	300	40	2012
TOTALS	956		742

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100% - 2022		98.52	73,102	2008	2010	0	0	16.25	83.75
Heated Area: 608 HX Base Yr 2022											
BLD DATE 12/20/2019 MMSS LGL DATE XF DATE 03/12/2013 MMSR LAND DATE 12/20/2019 MMSS INC DATE AG DATE											

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			
Tax Group: 1	STANDARD		
Tax Dist:			
BUILDING MARKET VALUE	69,408		
TOTAL MARKET OB/XF VALUE	1,910		
TOTAL LAND VALUE - MARKET	43,575		
TOTAL MARKET VALUE	114,893		
SOH/AGL Deduction	37,154		
ASSESSED VALUE	77,739		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	27,739		
TOTAL JUST VALUE	114,893		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	116,001		
DEMO XFOB, CH EXW, PU XFOB CC 09/22			
MM PRMT CK, CH HTTP & A/C, CH EYB 08-10,			
5 YR PRCL CK, PU XFOB LN 3			
5 YR PRCL CK/NC			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000791	CARPORT-CC	0	08/04/2022
2012820	CARPORT	0	12/10/2012
2012315	WINDOWS/DOORS	0	05/21/2012
2010657	SEWER	0	07/16/2010
20051051	SFD-CO	0	04/08/2008
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U / V I / RSN CD
1213/0137	6/14/2021	LD U	I 30
GRANTOR: CONGDON LEE V & SAWYE			
GRANTEE: SAWYER KATHRYN & CO			
0870/0048	1/05/2012	WD Q	I 01
GRANTOR: CAMPBELL KIMBERLEE			
GRANTEE: CONGDON LEE V & SAW			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2008] W34 USP=[YR=2012] E30 N10 W30 S10\$ W4 S16 E21			
FOP=[YR=2012] W12 S4 E12 N4\$ E17 N16\$.			

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0960	SCREEN ROO	0 100	10	10	100.00	SF	21.00	21.00	100	2004
2	0600	GRN HSE FA	0 100	19	10	190.00	SF	4.00	4.00	100	2018
3	0055	PORTABLE C	0 100	20	20	400.00	SF	0.00	0.00	100	2022
TOTALS											

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
1	000100	C	SFR	100			0.00	0.00	5.81	AC		1.00	1.00	1.00	7,500.00	7,500.00	43,575							

