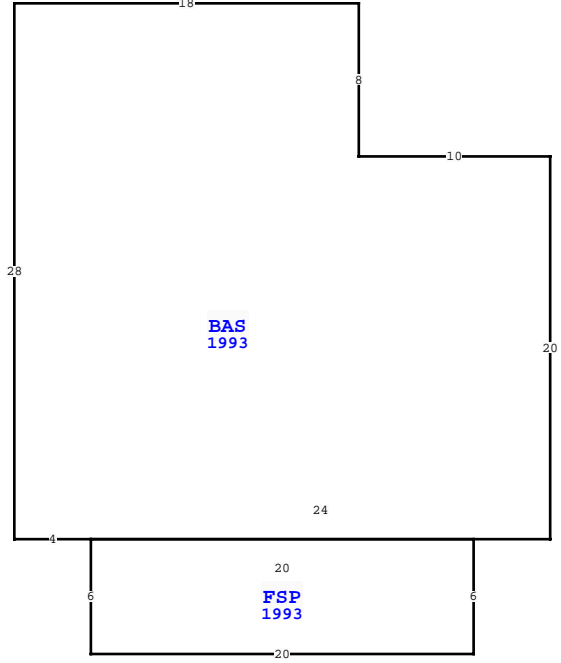


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	03	CONCR STEM	100
Frame	02	WOOD FRAME	100
Exterior Wall	08	WD ON PLY	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	13	GALVALUM	100
Interior Wall	04	PLYWOOD	100
Interior Floo	08	SHT VINYL	50
Interior Floo	14	CARPET	50
Heating Type	02	CONVECTION	100
Air Condition	02	WINDOW	100
Bedrooms		2	100
Bathrooms		1	100
Story Height		0	100
Stories	1.	1.	100
Units		0	100
Quality	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
BAS	704	100	1993
FSP	120	55	1993
TOTALS	824		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	770	83.3000	79.14	60,938	1955	1955	0	0	60.00	40.00		
2 SINGLE FAM 0% - 0 Heated Area: 704 HX Base Yr													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			24,375
TOTAL MARKET OB/XF VALUE			293
TOTAL LAND VALUE - MARKET			41,100
TOTAL MARKET VALUE			65,768
SOH/AGL Deduction			0
ASSESSED VALUE			65,768
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			65,768
TOTAL JUST VALUE			65,768
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			66,774
FR 5YR CK 7/25/23; DEMO XFOB			
CORRECT ACREAGE			
COC R220096 2019 R220097 2020 R220098 2021			
SURVEY THURMAN JOB # 90-091 FROM OWNER			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1250/0658	2/09/2022	QC	U	I	11	100
GRANTOR: FRANKLIN CLASSIE & RO						
GRANTEE: FRANKLIN CLASSIE M						
0757/0790	7/16/2008	QC	Q	I	01	100
GRANTOR: ROSS JOHNNIE B						
GRANTEE: FRANKLIN CLASSIE & R						

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	0620	WOOD UTL B	0	0	8	10	80.00	SF	6.00	6.00	100	2002	2002	3	20		96
2	0211	CONCRETE W	0	0	3	3	9.00	SF	6.00	6.00	100	2008	2008	3	34		18
4	0940	OPEN SHED	0	0	16	14	224.00	SF	4.00	4.00	100	1990	1990	3	20		179
TOTALS														293			

BUILDING NOTES			
2084 SOPCHOPPY HWY, SOPCHOPPY			

BUILDING DIMENSIONS			
BAS=[YR=1993] W18 S28 E4 FSP=[YR=1993] S6 E20 N6 W20 \$ E24 N20 W10 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
1	000100	C	SFR	0			0.00	0.00	5.48	AC		1.00	1.00	1.00	7,500.00	7,500.00	41,100							