12 5S 3W P-36-M-26D
IN NE CORNER OF SE 1/4
OR 9 P 631 & OR 249 P 710-737

FREEMAN GAIL
12 ALLEN BELL RD
SOPCHOPPY, FL 32358

2024

12-5S-03W-000-00685-000

WAKULLA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	03	MASONRY 100
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		2 100
Bathrooms		1 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100

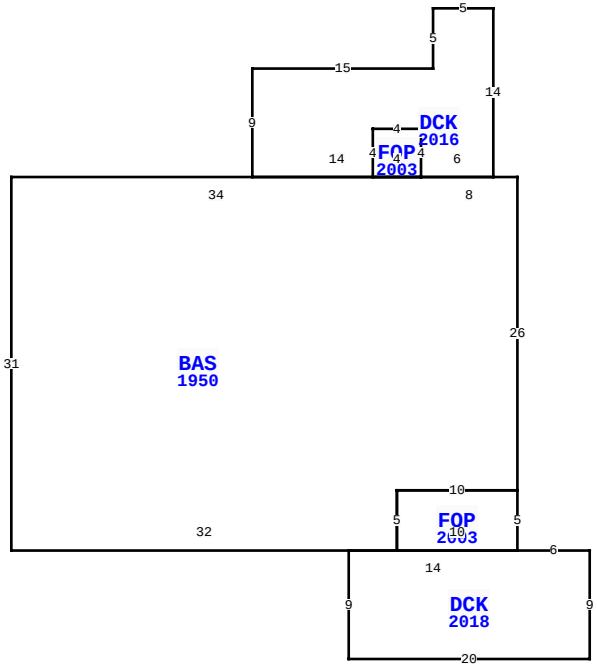
Quality	02	BELOW AVERAGE	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM	5	MKT AREA	02
NEIGHBORHOOD/LOC	000	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,252	100	1950	1,252	40,460
DCK	205	10	2016	20	646
DCK	180	10	2018	18	582
FOP	16	30	2003	5	162
FOP	50	30	2003	15	485
TOTALS	1,703			1,310	42,334

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,310	85.0425	80.79	105,835	1950	1960	0	0	0	60.00	40.00

1 SINGLE FAM 100% - 1997 Heated Area: 1252 HX Base Yr 1997



BLD DATE	06/11/2020	MMJT	LGL DATE	
XF DATE	06/11/2020	MMJT	LAND DATE	11/01/2018 MMTP
INC DATE			AG DATE	

12 ALLEN BELL RD, SOPCHOPPY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		42,334
TOTAL MARKET OB/XF VALUE		3,441
TOTAL LAND VALUE - MARKET		33,750
TOTAL MARKET VALUE		79,525
SOH/AGL Deduction		8,508
ASSESSED VALUE		71,017
TOTAL EXEMPTION VALUE	HX HB	46,017
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		79,525
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		79,554

MM 5 YR CK, CORR XFOB LN 3 LF
MM SFR REINSTATED DELETED IN ERROR IN 2021
COC R210018 DEMO BLDG 2021
5 YR PRCL CK, PU XFOB LN 5, DEL XFOB LN 8-14

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000010	DEMO-CO	0	01/03/2020
18001082	ELEC	0	11/28/2018
18001005	ELEC	0	10/17/2018
16000719	RE-ROOF-CO	0	07/21/2016
20101044	WEATHERIZATION	0	10/20/2010
29931	REN/SFD	0	03/13/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0278/0510	6/20/1996	QC	U	I		100

GRANTOR: ALLEN ROBERT & JAMES
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1950] W8 FOP=[YR=2003] N4 W4 S4 E4 $ DCK=[YR=2016] E6 N14 W5 S5 W15 S9 E14$ W34 S31 E32 N5 E10 FOP=[YR=2003] W10 S5 E10 DCK=[YR=2018] W14 S9 E20 N9 W6$ N5$ N26$.

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	0620	WOOD UTL B	0	100	8	10	80.00	SF	6.00	6.00	100	2004	2004	3	23	110	
2	0620	WOOD UTL B	0	100	12	10	120.00	SF	6.00	6.00	100	2004	2004	3	23	166	
3	0955	PRIVACY FE	0	100	0	0	128.00	LF	15.00	15.00	100	2017	2017	3	91	1,747	
4	0055	PORTABLE C	0	100	20	24	480.00	SF	3.00	3.00	100	2018	2018	3	80	1,152	
5	0700	PORT BLDG	0	100	8	8	64.00	SF	8.00	8.00	100	1995	1995	3	52	266	

LAND DESCRIPTION

TOTAL OB/XF 3,441

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	4.50	AC		1.00	1.00	1.00	7,500.00	7,500.00	33,750							

REVIEW DATE 03/01/2023 BY MMNW Total Acres: 4.50 Total Land Value: 33,750 Market: 0 Agricultural: 0 Common: 33,750 PRINTED 05/27/2026 BY SYS