

12-5S-3W P-58-M-26D
 OR 6 P 794 W 1/2 OF SE 1/4 OF
 NW 1/4 OF SE 1/4 OF

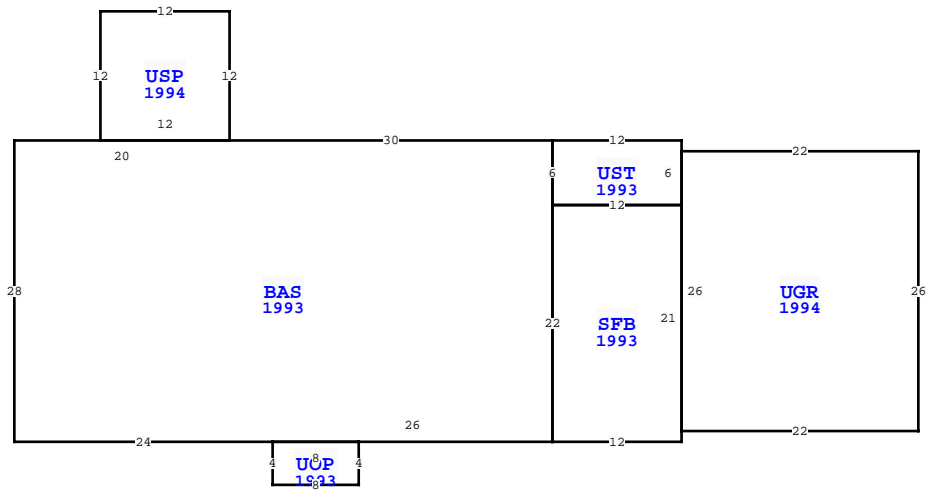
GAVIN MARY ELOISE
 P O BOX 453
 SOPCHOPPY, FL 32358

2024

12-5S-03W-000-00708-000

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Foundation	02 CONCR SLAB 100
Frame	02 WOOD FRAME 100
Exterior Wall	11 AVERAGE 50
Exterior Wall	19 COMMON BRK 50
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	03 PLASTER 100
Interior Floo	08 SHT VINYL 50
Interior Floo	14 CARPET 50
Heating Type	04 AIR DUCTED 100
Air Condition	02 WINDOW 100
Bedrooms	3 100
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	1,400 100 1993 1,400 74,162
SFB	264 80 1993 211 11,177
UGR	572 40 1994 229 12,131
UOP	32 20 1993 6 318
USP	144 40 1994 58 3,073
UST	72 45 1993 32 1,695
TOTALS	2,484 1,936 102,556

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,936	87.1250	82.77	160,243	1980	1987	0	0	36.00	64.00	
1 SINGLE FAM 0% - 0 Heated Area: 1611 HX Base Yr												



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	102,556		
TOTAL MARKET OB/XF VALUE	2,011		
TOTAL LAND VALUE - MARKET	7,500		
TOTAL MARKET VALUE	112,067		
SOH/AGL Deduction	0		
ASSESSED VALUE	112,067		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	112,067		
TOTAL JUST VALUE	112,067		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	113,931		
MM 5 YR CK 1/6/23 - DEMO XFOB.			
2023 TRIM RETURNED UTF			
2022 TRIM RETURNED TO SENDER - UTF			
5 YR PRCL CK, N/C			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2010683	SEWER	0	07/16/2010
18427	N/A	0	04/21/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0710/0135	5/15/2007	QC	Q	I	01	100
GRANTOR: BELL DIANNE ELIZABETH						
GRANTEE: GAVIN MARY ELOISE						
0320/0303	3/09/1998	QC	U	I		100
GRANTOR:						
GRANTEE:						

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	0080	4' CHAINLI	0	0 512	4		13.00	13.00	100	1983	1983	3	20	1,331	
2	0130	FIRE PLACE	0	0 0	0		1,300.00	1,300.00	100	1983	1983	3	20	260	
3	0620	WOOD UTL B	0	0 25	14		6.00	6.00	100	1980	1980	3	20	420	

TOTAL OB/XF												
2,011												
122 RODDENBERRY RD, SOPCHOPPY												
BLD DATE	11/01/2018	MMJT	LGL DATE									
XF DATE	11/01/2018	MMJT	LAND DATE	11/01/2018 MMJT								
INC DATE			AG DATE									

BUILDING NOTES						
BUILDING DIMENSIONS						
UGR=[YR=1994] W22 S26 SFB=[YR=1993] N21 W12 S22 BAS=[YR=1993] N22 UST=[YR=1993] E12 N6 W12 S6\$ N6 W30 USP=[YR=1994] N12 W12 S12 E12\$ W20 S28 E24 UOP=[YR=1993] S4 E8 N4 W8\$ E26\$ E12 N1\$ E22 N26\$.						

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	1.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	7,500							