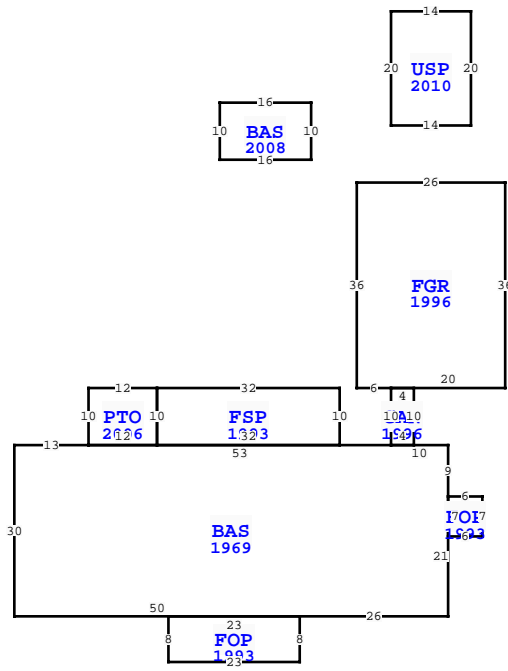


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	12	WOOD FRAME	100
Exterior Wall	02	CEDAR/CYPR	100
Roof Structure	03	GABLE/HIP	100
Roof Cover	13	GALVALUM	100
Interior Wall	05	DRYWALL	50
Interior Wall	06	CUST PANEL	50
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Heating Type	04	AIR DUCTED	100
Air Condition	03	CENTRAL	100
Bedrooms		3	100
Bathrooms		2	100
Story Height		0	100
Stories	1.	1.	100
Units		0	100
Quality	03	AVERAGE	
DOR CODE	5000	IMPRVD AG RES	
MAP NUM	5	MKT AREA	02
NEIGHBORHOOD/LOC	000	1.00/	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	3,282	111.5000	105.92	347,629	1969	1969	0	0	54.00	46.00		
1 SINGLE FAM 100% - 0 Heated Area: 2440 HX Base Yr													



WAKULLA COUNTY PROPERTY				PAGE 1 of 1
VALUATION SUMMARY				1
VALUATION BY		STANDARD		
Tax Group: 1		Tax Dist:		
BUILDING MARKET VALUE		159,909		
TOTAL MARKET OB/XF VALUE		7,345		
TOTAL LAND VALUE - MARKET		82,500		
TOTAL MARKET VALUE		185,179		
SOH/AGL Deduction		56,708		
ASSESSED VALUE		128,471		
TOTAL EXEMPTION VALUE		50,000		
BASE TAXABLE VALUE		78,471		
TOTAL JUST VALUE		249,754		
NCON VALUE		971		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		189,002		
MM VISIT RQSTD CITIZEN 9/13/23 - DEMO XFOB, CH XFO				
MM 5 YR CK 1/10/2023 - PU XFOBS.				
2022 AG RENEWAL RECD				
2021 AG RENEWAL RECD				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
19001464	ELECTRIC	0	11/05/2019	
16000444	RE-ROOF	0	05/09/2016	
20051023	UTL	0	10/26/2005	
021687	N/A	0	12/17/1996	
021568	N/A	0	11/12/1996	

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	1969	2,280	111,089
BAS	160	100	2008	160	7,796
CAN	40	30	1996	12	585
FGR	936	50	1996	468	22,803
FOP	42	30	1993	13	633
FOP	184	30	1993	55	2,680
FSP	320	55	1993	176	8,575
PTO	120	5	2006	6	293
USP	280	40	2010	112	5,457
TOTALS	4,362			3,282	159,909

193 RAILROAD AVE, SOPCHOPPY

BLD DATE	10/30/2018	MMJTT	LGL DATE	
XF DATE	10/30/2018	MMJTT	LAND DATE	10/30/2018
INC DATE			AG DATE	

BUILDING NOTES	

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	0140	FIRE PLACE	0	100	0	1.00	UT	1,900.00	1,900.00	100	1996	1996	3	53	1,007	
2	0525	UTL BLD <1	0	100	12	96.00	SF	0.00	0.00	100	1980	1980	3	20	0	
3	0210	CONCRETE D	0	100	0	3,000.00	SF	6.00	6.00	100	1996	1996	3	20	3,600	
4	0250	ASPHALT AV	0	100	8	1,600.00	SF	2.00	2.00	100	2002	2002	3	20	640	
6	0740	UNFINISH O	0	100	12	72.00	SF	11.00	11.00	100	2005	2005	3	64	507	
7	0940	OPEN SHED	0	100	12	48.00	SF	4.00	4.00	100	2007	2007	3	30	58	
8	0055	PORTABLE C	0	100	20	360.00	SF	3.00	3.00	100	2012	2012	3	52	562	
10	0130	FIRE PLACE	0	100	0	1.00	UT	1,300.00	1,300.00	100	2024	1990	AV	47	611	
11	0213	CONCRETE P	0	100	10	60.00	SF	6.00	6.00	100	2024	1990	AV	100	360	

BUILDING DIMENSIONS	
BAS=[YR=1969] W10 CAN=[YR=1996] E4 N10 W4 FGR=[YR=1996] E20 N36 PTR=N10 W6 USP=[YR=2010] N20 W14 S20 E14\$ E6 S10\$ W26 S36 E6\$ S10\$ W53 PTO=[YR=2006] E12 N10 FSP=[YR=1993] S10 E32 N10 PTR=N40 W5 BAS=[YR=2008] N10 W16 S10 E16\$ E5 S40\$ W32\$ W12 S10\$ W13 S30 E50 FOP=[YR=1993] W23 S8 E23 N8\$ E26 N21 FOP=[YR=1993] S7 E6 N7 W6\$ N9\$.	

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000110	C	SFR RURAL	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,000							
2	005400	A	TIMBER 1 PLA	0			0.00	0.00	5.00	AC		1.00	1.00	1.00	325.00	325.00	1,625							
3	005970	A	TIMBER MIX 1	0			0.00	0.00	4.00	AC		1.00	1.00	1.00	325.00	325.00	1,300							