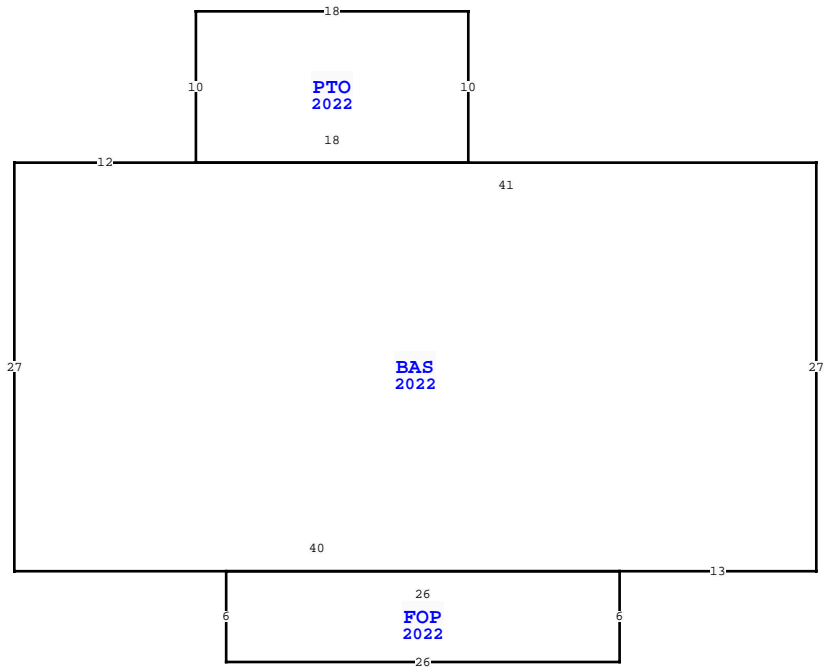




ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
02	CONCR SLAB 100		
02	WOOD FRAME 100		
05	HARDIE BRD 100		
03	GABLE/HIP 100		
03	COMP SHNGL 100		
05	DRYWALL 100		
07	VYL PLANK 80		
11	CLAY TILE 20		
04	AIR DUCTED 100		
03	CENTRAL 100		
	4 100		
	2 100		
	0 100		
1.	1. 100		
	0 100		
03	AVERAGE		
0100	SINGLE FAMILY		
5	MKT AREA	02	
000	1.00/		
BAS	1,431	100	2022
FOP	156	30	2022
PTO	180	5	2022
TOTALS	1,767		1,487

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%	- 2023									Heated Area: 1431 HX Base Yr 2023	



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			164,467
TOTAL MARKET OB/XF VALUE			11,620
TOTAL LAND VALUE - MARKET			5,000
TOTAL MARKET VALUE			181,087
SOH/AGL Deduction			1,859
ASSESSED VALUE			179,228
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			129,228
TOTAL JUST VALUE			181,087
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			181,352
PORT FROM FRANKLIN - HARTZOG			
MM PU SFD XFOB LNS 1-5			
MH GONE NO PERMIT ISSUED			
CREATE NEW PRCL			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000353	CARPORT	0	04/21/2022
21001051	SFD-CO	0	11/17/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1258/0242	3/29/2022	WD Q	Q	I	01	220,000
GRANTOR: GOLDEN CONSTRUCTION C						
GRANTEE: HARTZOG TRISTAN H &						
1230/0061	9/02/2021	QC U	V	11		100
GRANTOR: GOLDEN CONSTRUCTION C						
GRANTEE: GOLDEN CONSTRUCTION						

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	0210	CONCRETE D	0	100	20	20	400.00	SF	6.00	6.00	100	2022	2022	3	97	2,328	
2	0210	CONCRETE D	0	100	38	13	494.00	SF	6.00	6.00	100	2022	2022	3	97	2,875	
3	0211	CONCRETE W	0	100	32	4	128.00	SF	6.00	6.00	100	2022	2022	3	97	745	
4	0055	PORTABLE C	0	100	30	12	277.00	SF	3.00	3.00	100	2022	2022	3	97	806	
5	0955	PRIVACY FE	0	100	277	0	277.00	LF	15.00	15.00	100	2022	2022	3	99	4,113	
6	0700	PORT BLDG	0	100	12	8	96.00	SF	8.00	8.00	100	2022	2022	3	98	753	

TOTAL OB/XF													
11,620													
245 MUNICIPAL AVE, SOPCHOPPY													
BLD DATE		11/04/2021		MMJS		LGL DATE		11/04/2021		MMJS			
XF DATE						LAND DATE							
INC DATE						AG DATE							

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2022] W41 PTO=[YR=2022] E18 N10 W18 S10\$ W12 S27													
E40 FOP=[YR=2022] W26 S6 E26 N6\$ E13 N27\$.													

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	100			100.00	106.00	1.00	LT		1.00	1.00	1.00	5,000.00	5,000.00	5,000							