

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
06	FIREPROOF 100				
25	MOD METAL 100				
09	RIDGE FRME 100				
12	MODULAR MT 100				
07	NONE 90				
05	DRYWALL 10				
03	CONC FINSH 100				
03	PART.FIN. 100				
01	NONE 100				
02	WINDOW 100				
2	100				
14	100				
2	100				
1.	1. 100				
	0 100				
03	AVERAGE				
2500	REPAIR SERVICE				
5	MKT AREA	02			
000	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	280	100	2006	280	3,591
BAS	3,284	100	1976	3,284	42,116
UST	36	40	2006	14	179
TOTALS	3,600			3,578	45,886

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	GARAGE	0% - 0									
Heated Area: 3564 HX Base Yr											

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		45,886	
TOTAL MARKET OB/XF VALUE		4,500	
TOTAL LAND VALUE - MARKET		18,000	
TOTAL MARKET VALUE		68,386	
SOH/AGL Deduction		4,901	
ASSESSED VALUE		63,485	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		63,485	
TOTAL JUST VALUE		68,386	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		69,804	
5 YR PRCL CH, N/C			
5 YR PRCL CH, N/C			
PU XFOB LN 2			
AOF IN NEW TRAV, CORR DIMENS & SF XFOB LN 1,			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0812/0421	12/08/2009	WD	U	I	12	60,000
GRANTOR: CITIZENS BANK - WAKUL						
GRANTEE: C & L CONSTRUCTION						
0794/0122	5/18/2009	CT	U	I	12	100
GRANTOR: LOTT MICHAEL LYNN ET						
GRANTEE: CITIZENS BANK - WAK						

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	0 75 40	3,000.00	SF	6.00	6.00	100	1980	1980	3	20	3,600	
2	0250	ASPHALT AV	0	0 75 30	2,250.00	SF	2.00	2.00	100	1990	1990	3	20	900	

BLD DATE		07/18/2019	MMJT	LGL DATE	07/18/2019	MMJT
XF DATE		07/18/2019	MMJT	07/18/2019		MMJT
INC DATE						

BUILDING NOTES														
2148 SOPCHOPPY HWY, SOPCHOPPY														
BUILDING DIMENSIONS														
BAS=[YR=1976] W72 S50 E52 N14 E14 N6 E6 UST=[YR=2006] W6 S6 E6 AOF=[YR=2006] W20 S14 E20 N14\$ N6\$ N30\$.														

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	002500	C	SRVC SHOPS	0			50.00	100.00	1.50	LT		1.00	1.00	1.00	12,000.00	12,000.00	18,000							