

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	01	WOOD FRAME	100
Frame	02	WOOD FRAME	100
Exterior Wall	04	SINGLE SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	100
Interior Wall	06	CUST PANEL	100
Interior Floo	12	HARDWOOD	100
Heating Type	04	AIR DUCTED	100
Air Condition	03	CENTRAL	100
Fixtures		2	100
Story Height		0	100
RMS		5	100
Stories	1.	1.	100
Class	00	N/A	100
Units		0	100
Quality	08	FAIR	
DOR CODE	1600	COMMUNITY SHOPPING	
MAP NUM	5	MKT AREA	02
NEIGHBORHOOD/LOC	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,736	100	2005
UOP	320	20	2005
UOP	416	20	2005
TOTALS	2,472		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	COMM SHOP	0%	- 2024									Heated Area: 1736 HX Base Yr	
TOTALS												1,883	67,216

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1			Tax Dist:
BUILDING MARKET VALUE			67,216
TOTAL MARKET OB/XF VALUE			1,496
TOTAL LAND VALUE - MARKET			8,400
TOTAL MARKET VALUE			77,112
SOH/AGL Deduction			0
ASSESSED VALUE			77,112
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			77,112
TOTAL JUST VALUE			77,112
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			77,128
5 YR PRCL CK, N/C			
BETTER THAN NORMAL REPAIR)			
5 YR PRCL CH, CHG QUAL, ADJ EYB (KEPT IN			
5 YR PRCL CH, PU FNDN & FRME			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000874	MECH-CO	0	05/29/2019
2010773	SEWER	0	07/16/2010
2005274	PUUMBING	0	03/03/2005
2005113	ELECTRIC	0	01/31/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1315/0345	6/06/2023	QC	U	I	11	100
GRANTOR: ECRELNIT HOLDINGS LLC						
GRANTEE: PIERCE DAVID E						
0515/0387	12/03/2003	WD	U	I		38,500
GRANTOR: GOPHER FROG & ALLIGAT						
GRANTEE: ECRELNIT HOLDINGS L						

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	0	0	326.00	SF	6.00	6.00	100	2005	2005	3	24	469	
2	0375	WOOD WALK	0	0	0	0	252.00	SF	15.00	15.00	100	2005	2005	3	24	907	
3	0955	PRIVACY FE	0	0	0	0	80.00	LF	15.00	15.00	100	2004	2004	3	10	120	
TOTALS														1,883	67,216		

BUILDING NOTES			
64 WINTHROP AVE, SOPCHOPPY			

BUILDING DIMENSIONS			
BAS=[YR=2005] W16 UOP=[YR=2005] N8 W40 S8 E40\$ W46 S28 E5			
UOP=[YR=2005] S8 E52 N8 W52\$ E57 N28\$.			

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	001620	C	STORE 1STORY	0			50.00	100.00	2.00	LT		1.00	1.00	1.00	4,200.00	4,200.00	8,400							