SOPCHOPPY E SIDE
BLOCK 19 LOTS 79 & 80
OR 31 P 926 OR 578 P 776

MCCLENDON FREDRICK LEON/MCCLENDON SHARON DAWN
44 YELLOW JACKET AVE
SOPCHOPPY, FL 32358

2024

12-5S-03W-038-00997-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	03	MASONRY 100
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 60
Interior Wall	06	CUST PANEL 40
Interior Floo	10	LAMINATED 90
Interior Floo	11	CLAY TILE 10
Ceiling	03	PART.FIN. 100
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Fixtures		2 100
Story Height		0 100
RMS		4 100
Stories	1.	1. 100
Class	00	N/A 100
Units		0 100
Quality	02	AVERAGE 100
Quality Adj	02	AVERAGE 100

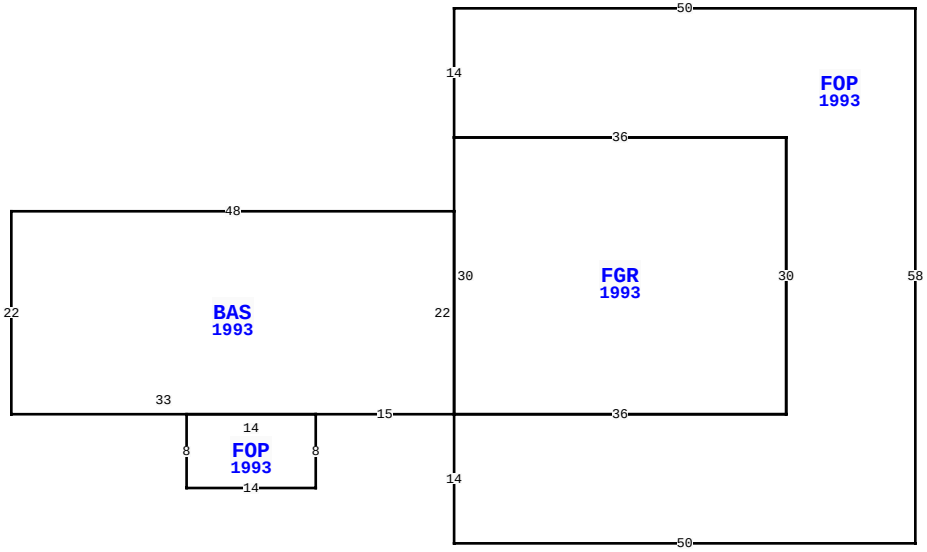
DOR CODE	2500	REPAIR SERVICE	
MAP NUM	5	MKT AREA	02
NEIGHBORHOOD/LOC	000	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	1993	1,056	20,060
FGR	1,080	50	1993	540	10,258
FOP	112	30	1993	34	646
FOP	1,820	30	1993	546	10,372
TOTALS	4,068			2,176	41,335

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	04	2,176	94.9882	47.49	103,338	1963	1971	0	0	0	60.00	40.00

1 VEH REPAIR 0% - 2024 Heated Area: 1056 HX Base Yr



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

2181 SOPCHOPPY HWY, SOPCHOPPY

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	41,335
TOTAL MARKET OB/XF VALUE	1,280
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	92,615
SOH/AGL Deduction	0
ASSESSED VALUE	92,615
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	92,615
TOTAL JUST VALUE	92,615
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	92,678

XFOB LN 7,
5 YR PRCL CK, PU XFOB LN 5, 6, CHG QUAL, DEL
REMOVE SS FROM NOTC ON PRCL SCREEN
LN 4

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23-000766	RENOVATION	0	06/14/2023
2008911	ELEC UPGDE	0	10/27/2008
2008903	A/C	0	10/23/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1284/0682	9/23/2022	WD	Q	I	01	113,500
GRANTOR: FUSCO FAMILY ENTERPRI						
GRANTEE: MCCLENDON FREDRICK						
0719/0521	7/03/2007	WD	U	I		165,000
GRANTOR: CAMPBELL EMMETT M JR						
GRANTEE: FUSCO FAMILY ENTERP						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W50 S14 E36 S30 W36 FGR=[YR=1993] E36 N30 W36 S30$ BAS=[YR=1993] N22 W48 S22 E33 FOP=[YR=1993] W14 S8 E14 N8$ E15$ S14 E50 N58$.

EXTRA FEATURES

LN	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	11	19	209.00	SF	6.00	6.00	100	1985	1985	3	20	251	
2	0625	PORT WD UT	0	0	24	12	288.00	SF	6.00	6.00	100	1987	1987	3	20	346	
3	0955	PRIVACY FE	0	0	0	0	44.00	LF	15.00	15.00	100	2012	2012	3	70	462	
4	0620	WOOD UTL B	0	0	8	8	64.00	SF	6.00	6.00	100	1997	1997	3	20	77	
5	0210	CONCRETE D	0	0	12	10	120.00	SF	6.00	6.00	100	1985	1985	3	20	144	

LAND DESCRIPTION

TOTAL OB/XF 1,280

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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			0.00	0.00	2.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	50,000							

REVIEW DATE 07/18/2019 BY MMJT Total Acres: 0.75 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 05/06/2026 BY SYS