

SOPCHOPPY E SIDE  
 BLOCK 30 LOT 160 OR 91 P 976  
 OR 106 P 996 OR 526 P 386

DADDONA NICHOLAS S/DADDONA CAROLE J  
 2316 HWY 98 E  
 CARRABELLE, FL 32322

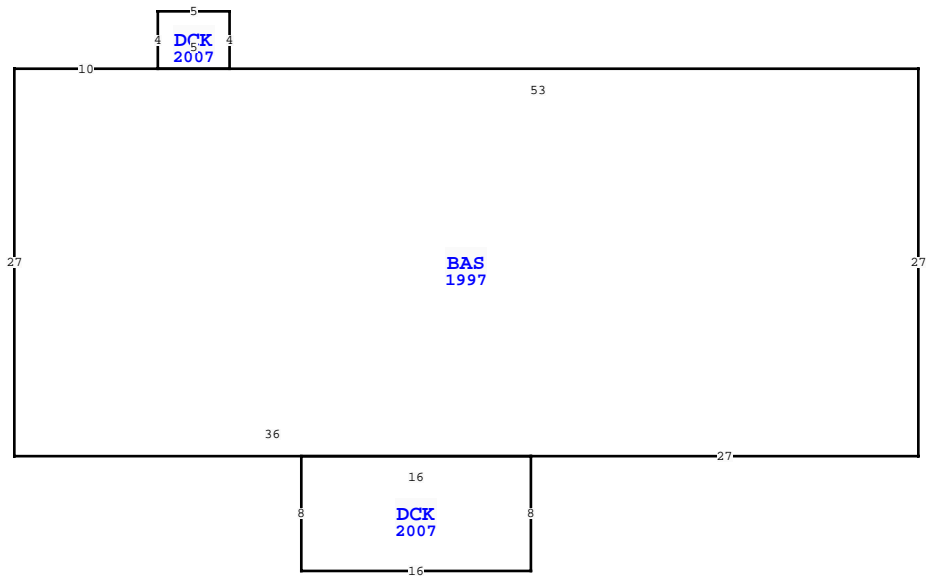
2024

12-5S-03W-038-01019-000



| ELEMENT          |                  | CD          |       | CONSTRUCTION |                      |
|------------------|------------------|-------------|-------|--------------|----------------------|
| Foundation       | 01               | WOOD        | FRAME | 100          |                      |
| Frame            | 02               | WOOD        | FRAME | 100          |                      |
| Exterior Wall    | 30               | VINYL       |       | 100          |                      |
| Roof Structur    | 03               | GABLE/HIP   |       | 100          |                      |
| Roof Cover       | 03               | COMP SHNGL  |       | 100          |                      |
| Interior Wall    | 05               | DRYWALL     |       | 100          |                      |
| Interior Floor   | 14               | CARPET      |       | 70           |                      |
| Interior Floor   | 11               | CLAY TILE   |       | 30           |                      |
| Heating Type     | 04               | AIR DUCTED  |       | 100          |                      |
| Air Condition    | 03               | CENTRAL     |       | 100          |                      |
| Bedrooms         |                  |             |       | 3            | 100                  |
| Bathrooms        |                  |             |       | 2            | 100                  |
| Stories          | 1.               |             |       | 1.           | 100                  |
| Class            | 00               | N/A         |       | 100          |                      |
| Units            |                  |             |       | 0            | 100                  |
| Quality          | 03               | AVERAGE     |       |              |                      |
| DOR CODE         | 0200             | MOBILE HOME |       |              |                      |
| 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              | 1,701            | 100         | 1997  | 1,701        | 72,978               |
| DCK              | 20               | 10          | 2007  | 2            | 86                   |
| DCK              | 128              | 10          | 2007  | 13           | 558                  |
| TOTALS           | 1,849            |             |       | 1,716        | 73,621               |

| MARKET ADJUSTMENTS           |            |           |             |                |                |     |     |      |      |      |        |
|------------------------------|------------|-----------|-------------|----------------|----------------|-----|-----|------|------|------|--------|
| TYPE                         | MDL        | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 1                            | MOBILE HOM | 0%        | 0           |                |                |     |     |      |      |      |        |
| Heated Area: 1701 HX Base Yr |            |           |             |                |                |     |     |      |      |      |        |



| WAKULLA COUNTY PROPERTY                    |             |           |             |
|--|-------------|-----------|-------------|
| VALUATION SUMMARY                          |             |           | PAGE 1 of 1 |
| VALUATION BY                               |             | STANDARD  |             |
| Tax Group: 1                               |             | Tax Dist: |             |
| BUILDING MARKET VALUE                      |             | 73,621    |             |
| TOTAL MARKET OB/XF VALUE                   |             | 4,731     |             |
| TOTAL LAND VALUE - MARKET                  |             | 4,200     |             |
| TOTAL MARKET VALUE                         |             | 82,552    |             |
| SOH/AGL Deduction                          |             | 10,374    |             |
| ASSESSED VALUE                             |             | 72,178    |             |
| TOTAL EXEMPTION VALUE                      |             | 0         |             |
| BASE TAXABLE VALUE                         |             | 72,178    |             |
| TOTAL JUST VALUE                           |             | 82,552    |             |
| NCON VALUE                                 |             | 0         |             |
| INCOME VALUE                               |             | 0         |             |
| PREVIOUS YEAR MKT VALUE                    |             | 65,616    |             |
| 5 YR PRCL CK, N/C                          |             |           |             |
| 5 YR PRCL CH, CORR FLOOR                   |             |           |             |
| PU XFOB LN 4-5                             |             |           |             |
| 5 YR PRCL CH, PU FNDN & FRME, PU NEW TRAV, |             |           |             |
| PERMIT NUM                                 | DESCRIPTION | AMT       | ISSUED      |
| 18000381                                   | REROOF-CO   | 0         | 09/21/2018  |
| 2010744                                    | SEWER       | 0         | 07/16/2010  |
| 022645                                     | N/A         | 0         | 08/27/1997  |

| SALES DATA                     |           |           |     |     |        |            |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 0922/0090                      | 9/16/2013 | WD U      | I   | I   | 30     | 100        |
| GRANTOR: DADDONA NICHOLAS & CA |           |           |     |     |        |            |
| GRANTEE: DADDONA NICHOLAS &    |           |           |     |     |        |            |
| 0885/0456                      | 7/17/2012 | WD Q      | I   | I   | 01     | 55,000     |
| GRANTOR: WICHELT MORGAN ROBYN  |           |           |     |     |        |            |
| GRANTEE: DADDONA NICHOLAS &    |           |           |     |     |        |            |

| 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              | 0620       | WOOD UTL B  | 0   | 0   | 16 | 12 | 192.00 | SF | 6.00  | 6.00           | 100       | 2004    | 2004        | 3 | 23     | 265             |       |
| 2              | 0620       | WOOD UTL B  | 0   | 0   | 16 | 10 | 160.00 | SF | 6.00  | 6.00           | 100       | 2004    | 2004        | 3 | 23     | 221             |       |
| 3              | 0940       | OPEN SHED   | 0   | 0   | 16 | 10 | 160.00 | SF | 4.00  | 4.00           | 100       | 2004    | 2004        | 3 | 23     | 147             |       |
| 4              | 0210       | CONCRETE D  | 0   | 0   | 16 | 10 | 160.00 | SF | 6.00  | 6.00           | 100       | 2007    | 2007        | 3 | 30     | 288             |       |
| 5              | 0955       | PRIVACY FE  | 0   | 0   | 0  | 0  | 508.00 | LF | 15.00 | 15.00          | 100       | 2008    | 2008        | 3 | 50     | 3,810           |       |

| BLD DATE |  | 07/16/2019 | MMSS | LGL DATE  | 07/16/2019 | MMSS       |
|----------|--|------------|------|-----------|------------|------------|
| XF DATE  |  | 07/16/2019 | MMSS | LAND DATE |            | 07/16/2019 |
| INC DATE |  |            |      | AG DATE   |            |            |

| BUILDING NOTES  |  |
|---|--|
|   |  |
| BUILDING DIMENSIONS                                       |  |
| BAS=[YR=1997] W53 DCK=[YR=2007] E5 N4 W5 S4\$ W10 S27 E36 |  |
| DCK=[YR=2007] W16 S8 E16 N8\$ E27 N27\$.                  |  |

| 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                | 000201   | C   | MH                   | 0   |     |          | 100.00 | 150.00 | 1.00        | LT          |     | 1.00     | 1.00   | 1.00    | 4,200.00   | 4,200.00       | 4,200      |                             |      |         |      |     |    |        |