

SOPCHOPPY E SIDE
 BLOCK 39 W/ 30' R-O-W
 LOTS 200,201,202,203,204 & 205

JT HOLDINGS, LLC/
 C/O JAMES & TRACIE TINGHITELLA, 6957 BUCK LAKE RD
 TALLAHASSEE, FL 32317

2024

12-5S-03W-038-01029-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	05	STEEL	100
Exterior Wall	25	MOD METAL	100
Roof Structur	10	STEEL FRME	100
Roof Cover	13	GALVALUM	100
Interior Wall	02	WALL BD/WD	100
Interior Floo	03	CONC FINSH	100
Ceiling	02	F.NOT SUS	100
Heating Type	01	NONE	100
Air Condition	01	NONE	100
Fixtures		4	100
Story Height		12	100
RMS		2	100
Stories	1.	1.	100
Class	00	N/A	100
Units		0	100
Quality	03	AVERAGE	
DOR CODE	4100	LIGHT MANUFACTURE	
MAP NUM	5	MKT AREA	02
NEIGHBORHOOD/LOC	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	7,500	100	1996
UOP	24	20	2011
UST	216	40	2011
TOTALS	7,740		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MANUF LGHT	0% - 0		14.55	110,449	1996	1996		0	0	33.75	66.25	
Heated Area: 7500 HX Base Yr													
BLD DATE	07/18/2019	MMSS	LGL DATE	07/18/2019	MMSS								
XF DATE	07/18/2019	MMSS	LAND DATE	07/18/2019	MMSS								
INC DATE			AG DATE										

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			73,172
TOTAL MARKET OB/XF VALUE			1,158
TOTAL LAND VALUE - MARKET			25,200
TOTAL MARKET VALUE			99,530
SOH/AGL Deduction			0
ASSESSED VALUE			99,530
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			99,530
TOTAL JUST VALUE			99,530
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			100,911
COA PER OWNER EMAIL			
5 YR PRCL CK, N/C			
5 YR PRCL CH, CHG RCVR			
ADD CHG PER WAKULLA TRIM NCOA REPORT			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
201221	ELECT	0	01/17/2012
2010706	SEWER	0	07/16/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0866/0398	11/15/2011	WD	Q	I	01	150,000
GRANTOR: BASS ROBERT E JR						
GRANTEE: JT HOLDINGS, LLC						
0827/0155	5/25/2010	QC	U	I	30	100
GRANTOR: R.E. BASS AS TRUSTEE						
GRANTEE: BASS ROBERT E JR						

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	0211	CONCRETE W	0	0	33	5		165.00	SF	6.00	100	1996	3	20	198
2	0210	CONCRETE D	0	0	0	0		800.00	SF	6.00	100	1996	3	20	960

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1996] W125 S30 UST=[YR=2011] N20 W6 S4 W6 UOP=[YR=2011] E6 N4 W6 S4\$ S16 E12\$ S30 E125 N60\$.

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	004100	C	LIGHT MFG	0			600.00	150.00	6.00	LT		1.00	1.00	1.00	4,200.00	4,200.00	25,200							