SOPCHOPPY W SIDE
LOT 58 OR 378 P 876
DB 9 P 134 & OR 43 P 811

SANDERS KRISTI JEANEEN
51 YELLOW JACKET AVE
SOPCHOPPY, FL 32358

2024

12-5S-03W-040-00839-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Foundation	01	WOOD FRAME 100
Frame	02	WOOD FRAME 100
Exterior Wall	04	SINGLE SID 60
Exterior Wall	05	HARDIE BRD 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	02	MIN PLYWD 100
Heating Type	01	NONE 100
Air Condition	01	NONE 100
Bedrooms		3 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	11	FAIR 100
Quality	01	MINIMUM
DOR CODE	0100	SINGLE FAMILY

MAP NUM: 5 | MKT AREA: 02

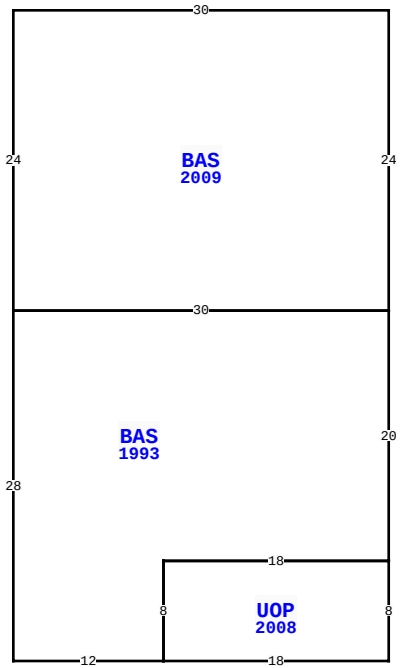
NEIGHBORHOOD/LOC: 40.00 1.25/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	696	100	1993	696	8,145
BAS	720	100	2009	720	8,426
UOP	144	20	2008	29	339
TOTALS	1,560			1,445	16,911

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,445	32.8500	39.01	56,369	1960	1960	0	0	10	60.00	30.00

1 SINGLE FAM 0% - 2023 Heated Area: 1416 HX Base Yr



BLD DATE	03/25/2022 MMMM	LGL DATE	
XF DATE	03/25/2022 MMMM	LAND DATE	03/25/2022 MMMM
INC DATE		AG DATE	

85 MUNICIPAL AVE, SOPCHOPPY

WAKULLA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	16,911
TOTAL MARKET OB/XF VALUE	873
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	35,784
SOH/AGL Deduction	81
ASSESSED VALUE	35,703
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	35,703
TOTAL JUST VALUE	35,784
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	32,457

MM SALES CK, CH UOP TO BAS, COND TO FAIR,
NW CH COND TO GOOD - RENOVATIONS
MM NW CHG TO LIVABLE FAIR COND DEMO XFOB
5 YR PRCL CK NC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2010547	ADD TO RESIDENTIA	0	07/07/2010
20091012	LAWN STORAGE	0	12/28/2009
200977	REROOF-MTL	0	01/27/2009
20081055	REPLC/EXPAND DCK	0	12/22/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1264/0045	4/29/2022	WD	Q	I	01	65,000
GRANTOR: GF & A REALTY LLC						
GRANTEE: SANDERS KRISTI JEAN						
1110/0896	5/22/2019	QC	U	I	11	100
GRANTOR: MORGAN TARA						
GRANTEE: GF & A REALTY LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W30 S24 E30 BAS=[YR=1993] W30 S28 E12 N8 E18
UOP=[YR=2008] W18 S8 E18 N8$ N20$ N24$.

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	0630	METAL UTL	0	0	12	23	276.00	SF	8.00	8.00	100	1988	1988	3	20	442	
2	0620	WOOD UTL B	0	0	8	23	184.00	SF	6.00	6.00	100	2009	2009	3	39	431	

LAND DESCRIPTION

TOTAL OB/XF 873

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	000100	C	SFR	0			50.00	142.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 04/11/2022 BY GEJS Total Acres: 0.16 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 04/01/2026 BY SYS