

SOPCHOPPY W SIDE  
 LOTS 73 74 75 & 76  
 OR 37 P 151 OR 370 P154

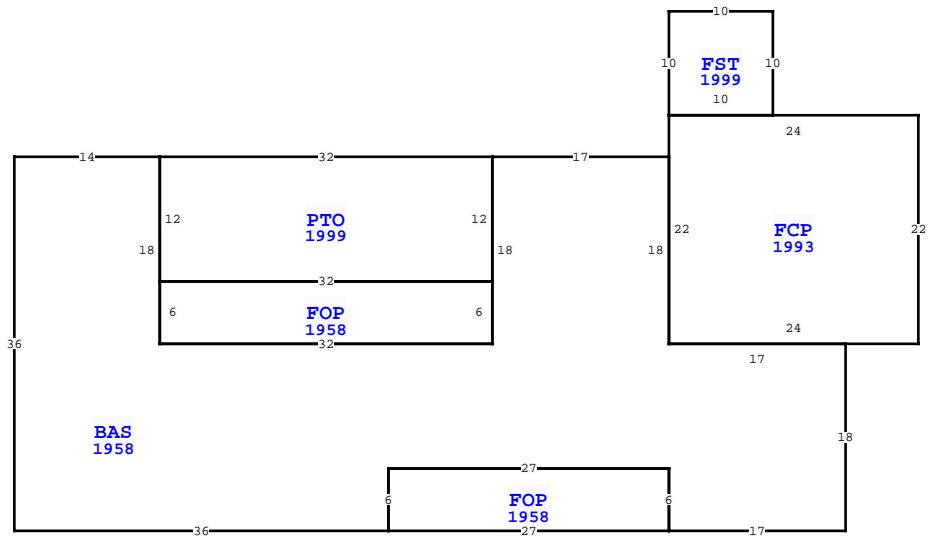
MCCLENDON FREDERICK L/MCCLENDON SHARON  
 44 YELLOW JACKET AVE  
 SOPCHOPPY, FL 32358

**2024**

12-5S-03W-040-00845-000

| ELEMENT   |                    | BUILDING CHARACTERISTICS |      |              |                      |
|-----------|--------------------|--------------------------|------|--------------|----------------------|
| CD        | CONSTRUCTION       |                          |      |              |                      |
| 02        | CONCR SLAB 100     |                          |      |              |                      |
| 04        | WOOD FRAME 100     |                          |      |              |                      |
| 04        | SINGLE SID 100     |                          |      |              |                      |
| 03        | GABLE/HIP 100      |                          |      |              |                      |
| 03        | COMP SHNGL 100     |                          |      |              |                      |
| 05        | DRYWALL 80         |                          |      |              |                      |
| 06        | CUST PANEL 20      |                          |      |              |                      |
| 10        | LAMINATED 70       |                          |      |              |                      |
| 12        | HARDWOOD 30        |                          |      |              |                      |
| 04        | AIR DUCTED 100     |                          |      |              |                      |
| 03        | CENTRAL 100        |                          |      |              |                      |
|           | Bedrooms 3 100     |                          |      |              |                      |
|           | Bathrooms 2 100    |                          |      |              |                      |
|           | Story Height 0 100 |                          |      |              |                      |
| 1.        | 1. 100             |                          |      |              |                      |
|           | Units 0 100        |                          |      |              |                      |
| 03        | AVERAGE            |                          |      |              |                      |
| 0100      | SINGLE FAMILY      |                          |      |              |                      |
| 5         | MKT AREA           | 02                       |      |              |                      |
| 40.00     | 1.25/              |                          |      |              |                      |
| AREA TYPE | TOTAL GROSS AREA   | PCT OF BASE              | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS       | 1,836              | 100                      | 1958 | 1,836        | 85,638               |
| FCP       | 528                | 25                       | 1993 | 132          | 6,157                |
| FOP       | 162                | 30                       | 1958 | 49           | 2,286                |
| FOP       | 192                | 30                       | 1958 | 58           | 2,705                |
| FST       | 100                | 55                       | 1999 | 55           | 2,566                |
| PTO       | 384                | 5                        | 1999 | 19           | 886                  |
| TOTALS    | 3,202              |                          |      | 2,149        | 100,238              |

| MARKET ADJUSTMENTS                |            |             |             |                |                |      |      |      |      |       |        |
|-----------------------------------|------------|-------------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE                              | MDL        | EFF. AREA   | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
| 1                                 | SINGLE FAM | 100% - 2012 |             |                | 250,595        | 1958 | 1958 | 0    | 0    | 60.00 | 40.00  |
| Heated Area: 1836 HX Base Yr 2012 |            |             |             |                |                |      |      |      |      |       |        |



| WAKULLA COUNTY PROPERTY   |           |  |             |
|---------------------------|-----------|--|-------------|
| VALUATION SUMMARY         |           |  | PAGE 1 of 1 |
| VALUATION BY              | STANDARD  |  |             |
| Tax Group: 1              | Tax Dist: |  |             |
| BUILDING MARKET VALUE     |           |  | 100,238     |
| TOTAL MARKET OB/XF VALUE  |           |  | 4,569       |
| TOTAL LAND VALUE - MARKET |           |  | 72,000      |
| TOTAL MARKET VALUE        |           |  | 176,807     |
| SOH/AGL Deduction         |           |  | 138,143     |
| ASSESSED VALUE            |           |  | 38,664      |
| TOTAL EXEMPTION VALUE     | HX HB     |  | 25,000      |
| BASE TAXABLE VALUE        |           |  | 13,664      |
| TOTAL JUST VALUE          |           |  | 176,807     |
| NCON VALUE                |           |  | 0           |
| INCOME VALUE              |           |  |             |
| PREVIOUS YEAR MKT VALUE   |           |  | 138,315     |

| 5 YR PRCL CK, DEL XFOB LN 3.                  |             |     |            |
|---|-------------|-----|------------|
| 1, PU XFOB LN 5-8                             |             |     |            |
| 5 YR PRCL CH, CORR INT, FLOOR, PU DIM XFOB LN |             |     |            |
| CORR BLDG USE TO 0100 FOR CONSISTENCY         |             |     |            |
| PERMIT NUM                                    | DESCRIPTION | AMT | ISSUED     |
| 2010753                                       | SEWER       | 0   | 07/16/2010 |

| SALES DATA                    |            |           |       |       |        |            |
|-------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number             | DATE       | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 0862/0379                     | 9/19/2011  | WD        | U     | I     | 17     | 40,000     |
| GRANTOR: CHURCH RIVER OF LIFE |            |           |       |       |        |            |
| GRANTEE: MCCLENDON FREDERICK  |            |           |       |       |        |            |
| 0370/0154                     | 12/28/1999 | WD        | U     | I     |        | 100        |
| GRANTOR: CHURCH RIVER OF LIFE |            |           |       |       |        |            |
| GRANTEE:                      |            |           |       |       |        |            |

| 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              | 0630       | METAL UTL   | 0   | 100 | 20 | 16 | 320.00 | SF | 8.00     | 8.00           | 100       | 1980    | 1980        | 3 | 20     | 512             |       |
| 2              | 0130       | FIRE PLACE  | 0   | 100 | 0  | 0  | 1.00   | UT | 1,300.00 | 1,300.00       | 100       | 1980    | 1980        | 3 | 20     | 260             |       |
| 3              | 0030       | BARN, POLE  | 0   | 100 | 40 | 14 | 560.00 | SF | 9.00     | 9.00           | 100       | 1980    | 1980        | 3 | 20     | 1,008           |       |
| 4              | 0210       | CONCRETE D  | 0   | 100 | 40 | 14 | 560.00 | SF | 6.00     | 6.00           | 100       | 2011    | 2011        | 3 | 47     | 1,579           |       |
| 5              | 0620       | WOOD UTL B  | 0   | 100 | 8  | 8  | 64.00  | SF | 6.00     | 6.00           | 100       | 2008    | 2008        | 3 | 34     | 131             |       |
| 6              | 0940       | OPEN SHED   | 0   | 100 | 8  | 8  | 64.00  | SF | 4.00     | 4.00           | 100       | 2008    | 2008        | 3 | 34     | 87              |       |
| 7              | 0700       | PORT BLDG   | 0   | 100 | 20 | 10 | 200.00 | SF | 8.00     | 8.00           | 100       | 2004    | 2004        | 3 | 62     | 992             |       |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 4,569       |  |  |  |  |  |  |  |  |  |  |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS   |  |  |  |  |  |  |  |  |  |  |  |
|---|--|--|--|--|--|--|--|--|--|--|--|
| FCP=[YR=1993] W24 FST=[YR=1999] E10 N10 W10 S10\$ S22       |  |  |  |  |  |  |  |  |  |  |  |
| BAS=[YR=1958] N18 W17 S18 W32 FOP=[YR=1958] E32 N6 W32      |  |  |  |  |  |  |  |  |  |  |  |
| PTO=[YR=1999] E32 N12 W32 S12\$ S6\$ N18 W14 S36 E36 N6 E27 |  |  |  |  |  |  |  |  |  |  |  |
| POP=[YR=1958] W27 S6 E27 N6\$ S6 E17 N18 W17\$ E24 N22\$.   |  |  |  |  |  |  |  |  |  |  |  |

| LAND DESCRIPTION |          |     |                      |     |     |          |        |        |             |           |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |
|------------------|----------|-----|----------------------|-----|-----|----------|--------|--------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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                | 000100   | C   | SFR                  | 100 |     |          | 150.00 | 150.00 | 4.00        | LT        |     | 1.00     | 1.00   | 1.00    | 18,000.00  | 18,000.00      | 72,000     |                             |      |         |      |     |    |        |