

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

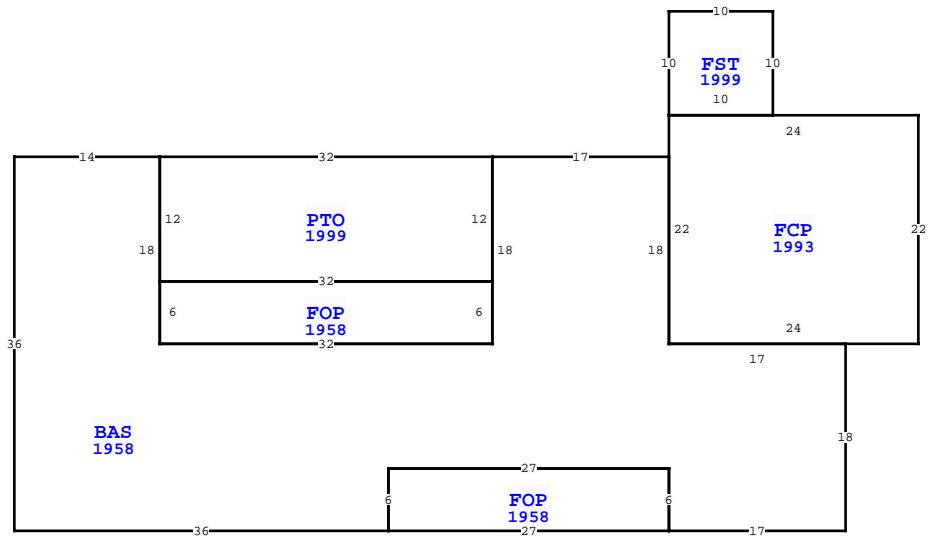
MCCLENDON FREDERICK L/MCCLENDON SHARON
 44 YELLOW JACKET AVE
 SOPCHOPPY, FL 32358

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			
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	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	SF	8.00	8.00	100	1980	1980	3	20	512	
2	0130	FIRE PLACE	0	100	0	0	UT	1,300.00	1,300.00	100	1980	1980	3	20	260	
3	0030	BARN, POLE	0	100	40	14	SF	9.00	9.00	100	1980	1980	3	20	1,008	
4	0210	CONCRETE D	0	100	40	14	SF	6.00	6.00	100	2011	2011	3	47	1,579	
5	0620	WOOD UTL B	0	100	8	8	SF	6.00	6.00	100	2008	2008	3	34	131	
6	0940	OPEN SHED	0	100	8	8	SF	4.00	4.00	100	2008	2008	3	34	87	
7	0700	PORT BLDG	0	100	20	10	SF	8.00	8.00	100	2004	2004	3	62	992	
TOTALS															4,569	

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							