

SOPCHOPPY W SIDE
S 1/2 OF LOT 93
OR 22 P 561 & OR 75 P 590

MORGAN CAROLYN/MORGAN JOSEPH D
265 CHEROKEE DR
SOPCHOPPY, FL 32358-0824

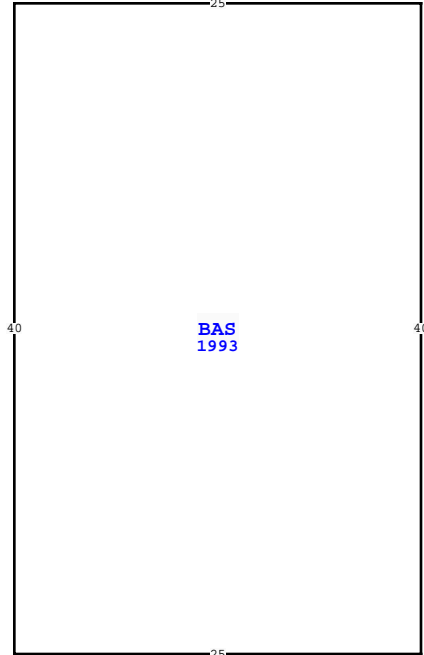
2024

12-5S-03W-040-00858-000



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
01	WOOD FRAME 100				
02	WOOD FRAME 100				
19	COMMON BRK 100				
01	FLAT 100				
02	ROLL COMP 100				
03	PLASTER 100				
14	CARPET 90				
11	CLAY TILE 10				
03	FORCED AIR 100				
03	CENTRAL 100				
	2 100				
	0 100				
	1 100				
1.	1. 100				
00	N/A 100				
	0 100				
03	AVERAGE				
1700	OFFICE BUILDING				
5	MKT AREA	02			
40.00		1.25/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,000	100	1993	1,000	69,032
TOTALS	1,000			1,000	69,032

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	OFFICE	0% - 0										Heated Area: 1000 HX Base Yr	



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			
Tax Group: 1	Tax Dist:	STANDARD	
BUILDING MARKET VALUE		69,032	
TOTAL MARKET OB/XF VALUE		51	
TOTAL LAND VALUE - MARKET		4,200	
TOTAL MARKET VALUE		73,283	
SOH/AGL Deduction		48,092	
ASSESSED VALUE		25,191	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		25,191	
TOTAL JUST VALUE		73,283	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		59,477	
2023 TRIM RETURNED COA			
COA PER NCOA REPORT			
REMOVED C/O FROM MAILING. ADDED EXEMPTION.			
REC'D EMAIL FROM COS, NOTIFY LEASE IS UP -			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24-000761	RENOVATIONS		09/19/2024
18409	N/A	0	04/14/1994
18237	N/A	0	02/28/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1199/0803	3/25/2021	WD U		I	18	50,000
GRANTOR: CITY OF SOPCHOPPY FLO						
GRANTEE: MORGAN CAROLYN & JO						
0075/0590	5/01/1980	WD U		I		2,500
GRANTOR:						
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	0955	PRIVACY FE	0	0	0	55.00	LF	15.00	15.00	100	1994	1994	3	0		
2	0940	OPEN SHED	0	0	8	64.00	SF	4.00	4.00	100	1994	1994	3	20	51	

BLD DATE		06/27/2019	MMJT	LGL DATE	06/27/2019	MMJT
XF DATE		06/27/2019	MMJT	LAND DATE	06/27/2019	MMJT
INC DATE				AG DATE		

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=1993] W25 S40 E25 N40\$.													

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	001700	C	1STORY OFF	0			25.00	142.00	1.00	LT		1.00	1.00	1.00	4,200.00	4,200.00	4,200							