



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

| WAKULLA COUNTY PROPERTY | | | |
|---------------------------|--|-----------|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | STANDARD | |
| Tax Group: 1 | | Tax Dist: | |
| 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 | I | 18 | 50,000 |
| GRANTOR: CITY OF SOPCHOPPY FLO | | | | | | |
| GRANTEE: MORGAN CAROLYN & JO | | | | | | |
| 0075/0590 | 5/01/1980 | WD U | I | 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 | 0 | |
| 2 | 0940 | OPEN SHED | 0 | 0 | 8 | 64.00 | SF | 4.00 | 4.00 | 100 | 1994 | 1994 | 3 | 20 | 51 | |

110 MUNICIPAL AVE, SOPCHOPPY

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 | | | | | | | |