SOPCHOPPY W SIDE
LOTS 110 & 111
OR 28 P 48 OR 111 P.757-782

WALKER F LYNN/WALKER LINDA B
P O BOX 785
ADAIRSVILLE, GA 30103

2024

12-5S-03W-040-00874-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Foundation	01	WOOD FRAME 100
Frame	02	WOOD FRAME 100
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	06	CUST PANEL 100
Interior Floo	09	PINE WOOD 100
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		2 100
Bathrooms		1 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	11	FAIR 100
Quality	02	BELOW AVERAGE
DOR CODE	0100	SINGLE FAMILY

MAP NUM: 5 | MKT AREA: 02

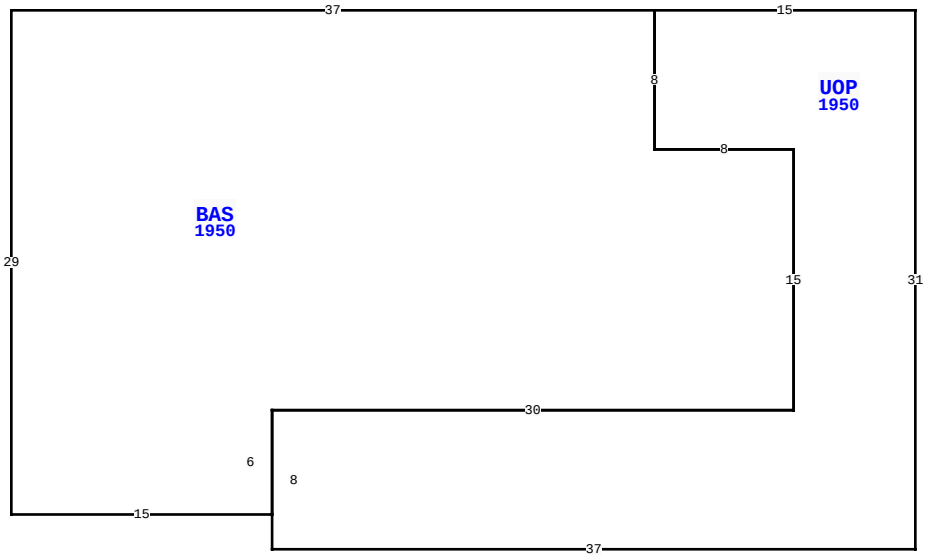
NEIGHBORHOOD/LOC: 40.00 1.25/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,061	100	1950	1,061	33,736
UOP	521	20	1950	104	3,307
TOTALS	1,582			1,165	37,042

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,165	66.9375	79.49	92,606	1950	1950	0	0	0	60.00	40.00

1 SINGLE FAM 0% - 0 Heated Area: 1061 HX Base Yr



116 ROSE ST, SOPCHOPPY

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

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	0130	FIRE PLACE	0	0	0	0	1.00	UT	1,300.00	1,300.00	100	1980	1980	3	20	260	
2	0375	WOOD WALK	0	0	15	4	60.00	SF	15.00	15.00	100	2007	2007	3	30	270	
3	0375	WOOD WALK	0	0	38	5	190.00	SF	15.00	15.00	100	2008	2008	3	34	969	
4	0350	BOATDOCK A	0	0	10	10	100.00	SF	24.00	24.00	100	2008	2008	3	34	816	
5	0055	PORTABLE C	0	0	24	20	480.00	SF	0.00	0.00	100	2021	2021	3	93	0	

WAKULLA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	37,042
TOTAL MARKET OB/XF VALUE	2,315
TOTAL LAND VALUE - MARKET	26,000
TOTAL MARKET VALUE	65,357
SOH/AGL Deduction	51,125
ASSESSED VALUE	14,232
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	14,232
TOTAL JUST VALUE	65,357
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	49,891

DELETE SPCD

MM NW CHG TO LIVABLE FAIR COND PU XFOB

OR1137 P18

ADD .17 AC FROM ABANDON ALLEY PER OR1117 P782

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2012591	MECH	0	09/06/2012
2012568	ELECT	0	08/23/2012
2010699	SEWER	0	07/16/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1137/0018	1/10/2020	QC	U	I	11	100
GRANTOR: WALKER LYNN & LINDA						
GRANTEE: WALKER LYNN & LIND						
0111/0763	4/01/1985	WD	U	I		15,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1950] W15 S8 E8 S15 W30 BAS=[YR=1950] E30 N15 W8 N8 W37 S29 E15 N6$ S8 E37 N31$.

LAND DESCRIPTION

TOTAL OB/XF 2,315

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	000132	C	SFR RIVER	0			167.00	150.00	2.00	LT		1.00	1.00	2.00	4,000.00	8,000.00	16,000							
2	000100	C	SFR	0			167.00	150.00	1.00	LT		1.00	1.00	1.00	10,000.00	10,000.00	10,000							

REVIEW DATE 08/12/2022 BY MMLW Total Acres: 1.15 Total Land Value: 26,000 Market: 0 Agricultural: 0 Common: 26,000 PRINTED 04/01/2026 BY SYS