

SOPCHOPPY W SIDE
 LOTS 172 & 173
 OR 48 P 204 & OR 259 P 846

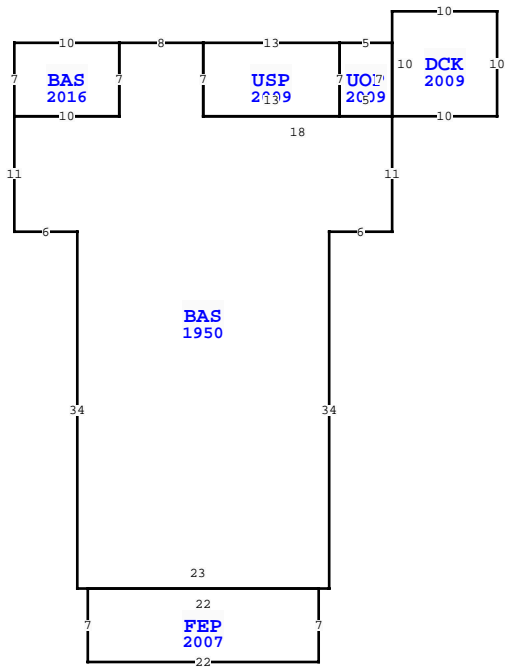
DUNNING JOHN STAR/DUNNING HATTIE PATRICIA
 P O BOX 410
 SOPCHOPPY, FL 32358

2024

12-5S-03W-040-00913-000

| ELEMENT | | CD | | CONSTRUCTION | |
|------------------|------------------|---------------|--------|--------------|----------------------|
| Foundation | 01 | WOOD | FRAME | 100 | |
| Frame | 02 | WOOD | FRAME | 100 | |
| Exterior Wall | 26 | AL | SIDING | 100 | |
| Roof Structure | 03 | GABLE | HIP | 100 | |
| Roof Cover | 13 | GALVALUM | | 100 | |
| Interior Wall | 05 | DRYWALL | | 100 | |
| Interior Floor | 10 | LAMINATED | | 100 | |
| Heating Type | 04 | AIR | DUCTED | 100 | |
| Air Condition | 03 | CENTRAL | | 100 | |
| Bedrooms | | 3 | | 100 | |
| Bathrooms | | 2 | | 100 | |
| Story Height | | 0 | | 100 | |
| Stories | 1. | 1. | | 100 | |
| Units | | 0 | | 100 | |
| Quality | 03 | 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 | 1,268 | 100 | 1950 | 1,268 | 96,970 |
| BAS | 70 | 100 | 2016 | 70 | 5,353 |
| DCK | 100 | 10 | 2009 | 10 | 765 |
| FEP | 154 | 80 | 2007 | 123 | 9,406 |
| UOP | 35 | 20 | 2009 | 7 | 535 |
| USP | 91 | 40 | 2009 | 36 | 2,753 |
| TOTALS | 1,718 | | | 1,514 | 115,783 |

| 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% - 0 | | | 201,362 | 1950 | 1989 | 0 | 0 | 42.50 | 57.50 |
| Heated Area: 1461 | | | | | | HX Base Yr | | | | | |



| WAKULLA COUNTY PROPERTY | | | | PAGE 1 of 1 | 1 | |
|--|-------------|--------------|------------|-------------|--------|------------|
| VALUATION SUMMARY | | | | | | |
| VALUATION BY | | STANDARD | | | | |
| Tax Group: 1 | | Tax Dist: | | | | |
| BUILDING MARKET VALUE | | 115,783 | | | | |
| TOTAL MARKET OB/XF VALUE | | 5,358 | | | | |
| TOTAL LAND VALUE - MARKET | | 36,000 | | | | |
| TOTAL MARKET VALUE | | 157,141 | | | | |
| SOH/AGL Deduction | | 98,068 | | | | |
| ASSESSED VALUE | | 59,073 | | | | |
| TOTAL EXEMPTION VALUE | | HX HB 34,073 | | | | |
| BASE TAXABLE VALUE | | 25,000 | | | | |
| TOTAL JUST VALUE | | 157,141 | | | | |
| NCON VALUE | | 0 | | | | |
| INCOME VALUE | | | | | | |
| PREVIOUS YEAR MKT VALUE | | 134,853 | | | | |
| MM PRMT CK 6/27/23 - DEMO XFOB, PU XFOB, ADJ EYB 1 | | | | | | |
| 5 YR PRCL CK, PU XFOB LN 4, 5. | | | | | | |
| TRAV | | | | | | |
| 5 YR PRCL CH, CHG RCVR, BATH, QUAL, PU CORR | | | | | | |
| PERMIT NUM | DESCRIPTION | AMT | ISSUED | | | |
| 22000708 | WINDOWS-CC | 0 | 12/01/2022 | | | |
| 18000366 | GAS WH CO | 0 | 09/13/2018 | | | |
| 2010594 | SEWER | 0 | 07/15/2010 | | | |
| SALES DATA | | | | | | |
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 0259/0846 | 8/08/1995 | WD | Q | I | | 40,000 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |
| BUILDING NOTES | | | | | | |
| BUILDING DIMENSIONS | | | | | | |
| DCK=[YR=2009] W10 S10 UOP=[YR=2009] N7 W5 S7 USP=[YR=2009] N7 W13 S7 E13\$ E5\$ BAS=[YR=1950] W18 N7 W8 S7 W10 BAS=[YR=2016] E10 N7 W10 S7\$ S11 E6 S34 E23 FEP=[YR=2007] W22 S7 E22 N7\$ E1 N34 E6 N11\$ E10 N10\$. | | | | | | |

| 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 | 0001 | BLOCK UTIL | 0 | 100 | 20 | 20 | | | 16.00 | 100 | 1980 | 1980 | 3 | 20 | 1,280 | |
| 2 | 0630 | METAL UTL | 0 | 100 | 48 | 20 | SF | 8.00 | 8.00 | 100 | 1988 | 1988 | 3 | 20 | 1,536 | |
| 3 | 0700 | PORT BLDG | 0 | 100 | 8 | 6 | SF | 8.00 | 8.00 | 100 | 2004 | 2004 | 3 | 62 | 238 | |
| 4 | 0210 | CONCRETE D | 0 | 100 | 24 | 20 | SF | 6.00 | 6.00 | 100 | 2018 | 2018 | 3 | 80 | 2,304 | |
| 8 | 0055 | PORTABLE C | 0 | 100 | 24 | 20 | SF | 0.00 | 0.00 | 100 | 2024 | 2018 | AV | 80 | 0 | |
| TOTALS | | | | | | | | | | | | | | | 5,358 | |

| 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 | 000100 | C | SFR | 100 | | | 142.00 | 0.00 | 2.00 | LT | | 1.00 | 1.00 | 1.00 | 18,000.00 | 18,000.00 | 36,000 | | | | | | | |