

SOPCHOPPY W SIDE
W 1/2 OF LOT 174
OR 25 P 61 & OR 55 P 731

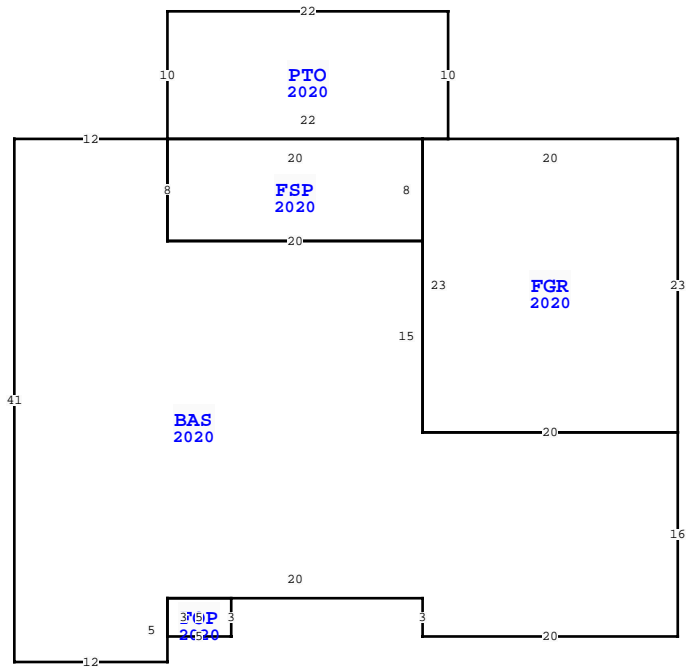
SUSAN J HESS REVOCABLE TRUST/HESS SUSAN J TRUSTEE
P O BOX 254
SOPCHOPPY, FL 32358

2024

12-5S-03W-040-00915-000

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
30	VINYL 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
12	HARDWOOD 60				
14	CARPET 40				
04	AIR DUCTED 100				
03	CENTRAL 100				
	3 100				
	2 100				
	0 100				
1.	1. 100				
	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	1,372	100	2020	1,372	178,266
FGR	460	50	2020	230	29,885
FOP	15	30	2020	4	520
FSP	160	55	2020	88	11,434
PTO	220	5	2020	11	1,429
TOTALS	2,227			1,705	221,533

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,705	112.8000	133.95	228,385	2020	2020	0	0	0	3.00	97.00
1 SINGLE FAM 100% - 2021 Heated Area: 1372 HX Base Yr 2021												



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		221,533	
TOTAL MARKET OB/XF VALUE		9,676	
TOTAL LAND VALUE - MARKET		9,000	
TOTAL MARKET VALUE		240,209	
SOH/AGL Deduction		93,888	
ASSESSED VALUE		146,321	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		96,321	
TOTAL JUST VALUE		240,209	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		198,269	
2020 VALUES FROM ST LUCIE			
ADD HX &PORT FOR 2021-HESS PORTED			
5 YR PRCL CK, PU NEW SFD & XFOB LN 1-3			
5 YR PRCL CH, N/C			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000793	SFD-CO	0	05/09/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1370/0086	7/16/2024	QC	U	I	11	100
GRANTOR: HESS SUSAN J TRUSTEE						
GRANTEE: RUDD JILL R						
1141/0471	2/20/2020	WD	Q	V	01	195,000
GRANTOR: TRICE JOHN S & BROWN						
GRANTEE: HESS SUSAN J TRUSTEE						

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	0210	CONCRETE D	0	100	57	18			6.00	100	2020	2020	3	89	5,479	
2	0210	CONCRETE D	0	100	0	0			6.00	100	2020	2020	3	89	3,610	
3	0211	CONCRETE W	0	100	22	5			6.00	100	2020	2020	3	89	587	

TOTAL OB/XF												
9,676												
45 DICKSON ST, SOPCHOPPY												
BLD DATE		03/04/2020		MMJT		LGL DATE		03/04/2020		MMJT		
XF DATE		03/04/2020		MMJT		LAND DATE		03/04/2020		MMJT		
INC DATE						AG DATE						

BUILDING NOTES						
FGR=[YR=2020] W20 S23 E20 BAS=[YR=2020] W20 N15 W20 N8						
FSP=[YR=2020] S8 E20 N8 W20\$ PTO=[YR=2020] E22 N10 W22 S10\$						
W12 S41 E12 N5 FOP=[YR=2020] S3 E5 N3 W5\$ E20 S3 E20 N16\$						
N23\$.						

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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			75.00	150.00	1.00	LT		1.00	1.00	0.50	18,000.00	9,000.00	9,000							