SOPCHOPPY W SIDE
LOT 233
OR 13 P 683 OR 89 P 549 & 822

ODELL CAROL
96 MONOCOUPE CIRCLE
PANACEA, FL 32346

2024

12-5S-03W-040-00937-000

BUILDING CHARACTERISTICS

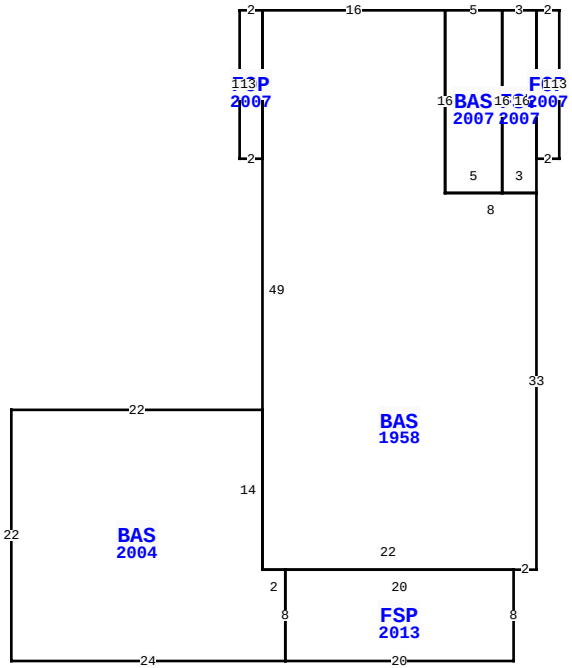
ELEMENT	CD	CONSTRUCTION
Foundation	01	WOOD FRAME 100
Frame	02	WOOD FRAME 100
Exterior Wall	08	WD ON PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	06	CUST PANEL 50
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		4 100
Bathrooms		1 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
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	1,048	100	1958	1,048	44,427
BAS	500	100	2004	500	21,196
BAS	80	100	2007	80	3,391
FOP	26	30	2007	8	339
FOP	26	30	2007	8	339
FSP	160	55	2013	88	3,730
FST	48	55	2007	26	1,102
TOTALS	1,888			1,758	74,525

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,758	89.2500	105.98	186,313	1958	1963	0	0	0	60.00	40.00

1 SINGLE FAM 0% - 0 Heated Area: 1628 HX Base Yr



82 ORANGE AVE, SOPCHOPPY

BLD DATE	07/15/2019	MMJT	LGL DATE	07/15/2019	MMJT
XF DATE	07/15/2019	MMJT	LAND DATE		
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	0080	4' CHAINLI	0	0	0	0	228.00	LF	13.00	13.00	100	1982	1982	3	20	593	

WAKULLA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	74,525
TOTAL MARKET OB/XF VALUE	593
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	93,118
SOH/AGL Deduction	13,698
ASSESSED VALUE	79,420
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	79,420
TOTAL JUST VALUE	93,118
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	88,706

5 YR PRCL CH, N/C

PU CORR TRAV

5 YR PRCL CH, CHG INT, FLOOR, BEDS, BATH,QUAL

CONVERSION OD FST TO BAS07

PERMIT NUM	DESCRIPTION	AMT	ISSUED
027981	ELEL	0	07/16/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1345/0832	2/02/2024	QC	U	I	11	100
GRANTOR: ODELL ROBERT L & CARO						
GRANTEE: ODELL CAROL						
0409/0725	6/04/2001	WD	U	I		32,000
GRANTOR: CHASE MANHATTAN MORTG						
GRANTEE: ODELL ROBERT L & CA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1958] W16 FOP=[YR=2007] W2 S13 E2 N13$ S49
BAS=[YR=2004] N14 W22 S22 E24 N8 W2$ E22 FSP=[YR=2013] W20 S8 E20 N8$ E2 N33 W8 N16$ BAS=[YR=2007] S16 E5 N16 FST=[YR=2007] S16 E3 N16 FOP=[YR=2007] S13 E2 N13 W2$ W3$ W5$.

LAND DESCRIPTION

TOTAL OB/XF 593

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	000100	C	SFR	0			142.00	150.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 07/15/2019 BY MMJT Total Acres: 0.49 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 06/24/2026 BY SYS