

SOPCHOPPY WEST SIDE  
NORTH 1/2 LOT 263  
OR 296 P 879

KLIMAS MARY  
104 ORANGE AVE  
SOPCHOPPY, FL 32358

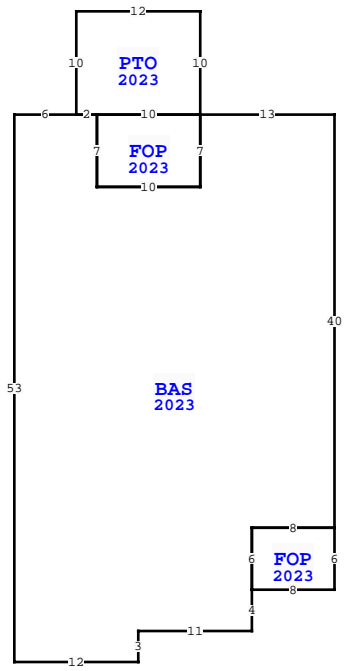
2024

12-5S-03W-040-00941-001



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	07	VYL PLANK 90
Interior Floor	11	CLAY TILE 10
Ceiling	08	8 FT 100
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Units		0 100
Condition Adj	12	AVERAGE 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
BAS	1,436	100
FOP	48	30
FOP	70	30
PTO	120	5
TOTALS	1,674	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	0%	- 2024		204,860	2023	2023	0	0	0.00	100.00	
			Heated Area: 1436				HX Base Yr					



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			204,860
TOTAL MARKET OB/XF VALUE			3,252
TOTAL LAND VALUE - MARKET			9,000
TOTAL MARKET VALUE			217,112
SOH/AGL Deduction			0
ASSESSED VALUE			217,112
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			217,112
TOTAL JUST VALUE			217,112
NCON VALUE			208,112
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			9,000
FR PU NCON & XFOBS 12-06-2023; LH 12/13/23			
N 1/2 00941-001 & S 1/2 00941-003 SEE SCANS			
RESURVEY OF LOT 263 TO SPLIT IN HALF			
PRCL S/O REQUEST GOLDEN 8505090376			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23-000788	SFD-CO	0	07/18/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1338/0170	11/27/2023	WD Q	Q	I	01	265,000
GRANTOR: GOLDEN CONSTRUCTION C						
GRANTEE: KLIMAS MARY						
1288/0773	10/25/2022	WD Q	Q	V	05	50,000
GRANTOR: BUCKLEY BRUCE WILLIAM						
GRANTEE: GOLDEN CONSTRUCTION						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0210	CONCRETE D	0	0	0	0	480.00	SF	6.00	6.00
2	0211	CONCRETE W	0	0	0	0	62.00	SF	6.00	6.00

TOTAL OB/XF									
BLD DATE	XF DATE	INC DATE	08/25/2016	MMKT	LGL DATE	LAND DATE	AG DATE	07/16/2019	MMJT
104 ORANGE AVE, SOPCHOPPY									

BUILDING NOTES									
BAS=[YR=2023;ORIG=10,10] S53 E12 N3 E11 N4 N6 E8 N40 W13 S7 W10 N7 W2 W6 \$									
FOP=[YR=2023;ORIG=33,50] E8 S6 W8 N6 \$									
FOP=[YR=2023;ORIG=18,10] E10 S7 W10 N7 \$									
PTO=[YR=2023;ORIG=16,0] S10 E2 E10 N10 W12 \$									

BUILDING DIMENSIONS									
BAS=[YR=2023;ORIG=10,10] S53 E12 N3 E11 N4 N6 E8 N40 W13 S7 W10 N7 W2 W6 \$									
FOP=[YR=2023;ORIG=33,50] E8 S6 W8 N6 \$									
FOP=[YR=2023;ORIG=18,10] E10 S7 W10 N7 \$									
PTO=[YR=2023;ORIG=16,0] S10 E2 E10 N10 W12 \$									

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	0			75.00	150.00	1.00	LT		1.00	1.00	0.50	18,000.00	9,000.00	9,000							