

SOPCHOPPY W SIDE
 LOTS 267, 268, 269 & 270
 OR 22 P 577 OR 356 P 163

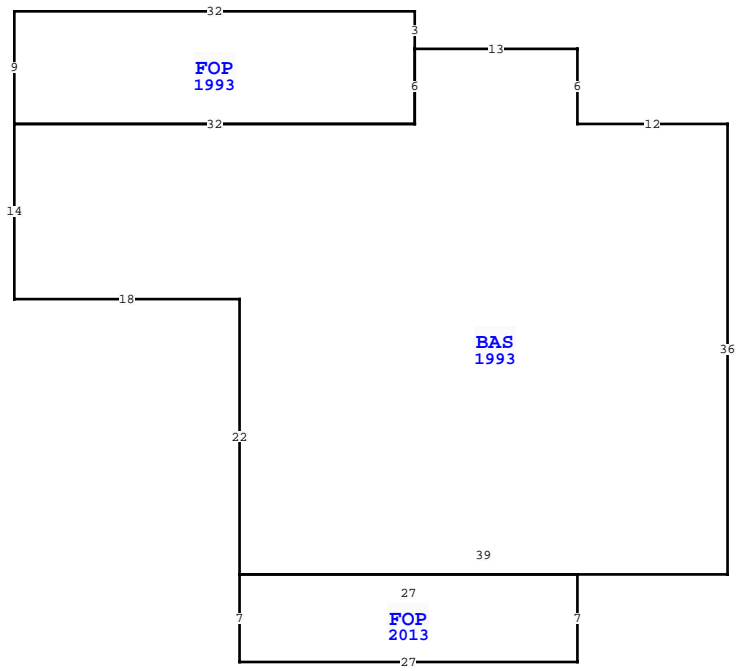
DAVIS JEFFREY S/DAVIS MELISSA M
 85 PARK AVE
 SOPCHOPPY, FL 32358

2024

12-5S-03W-040-00943-000

ELEMENT		CD	CONSTRUCTION		
Foundation	03		CONCR STEM 100		
Frame	02		WOOD FRAME 100		
Exterior Wall	04		SINGLE SID 100		
Roof Structur	03		GABLE/HIP 100		
Roof Cover	03		COMP SHNGL 100		
Interior Wall	04		PLYWOOD 100		
Interior Floo	14		CARPET 80		
Interior Floo	08		SHT VINYL 20		
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	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	1,734	100	1993	1,734	69,450
FOP	288	30	1993	86	3,444
FOP	189	30	2013	57	2,283
TOTALS	2,211			1,877	75,178

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%	- 2024		187,944	1947	1947	0	0	60.00	40.00
Heated Area: 1734						HX Base Yr 2024					



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			75,178
TOTAL MARKET OB/XF VALUE			2,455
TOTAL LAND VALUE - MARKET			72,000
TOTAL MARKET VALUE			149,633
SOH/AGL Deduction			0
ASSESSED VALUE			149,633
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			99,633
TOTAL JUST VALUE			149,633
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			134,613
5 YR PRCL CK, CHG FLOR, QUAL, TRAV.			
COA PER NCOA TRIM REPORT			
XFOB LN 3-4, PU XFOB LN 6-8			
5 YR PRCL CH, PU CORR TRAV, PU CORR DIMENS			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2010647	SEWER	0	07/16/2010
20061487	UPGDE ELEC	0	09/13/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1313/0470	4/14/2017	QC	U	I	11	85,000
GRANTOR: LANGSTON AUDIE E						
GRANTEE: DAVIS JEFFREY S & M						
0648/0238	3/22/2006	WD	Q	I		72,000
GRANTOR: LANGSTON MICHAEL E &						
GRANTEE: LANGSTON AUDIE E						

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	0131	FIRE PLACE	0	100	0	0		1.00	UT 700.00	100	2006	2006	3	66	462	
2	0080	4' CHAINLI	0	100	0	0		275.00	LF 13.00	100	1980	1980	3	20	715	
3	0940	OPEN SHED	0	100	18	9		162.00	SF 4.00	100	1980	1980	3	20	130	
4	0620	WOOD UTL B	0	100	18	12		180.00	SF 6.00	100	1980	1980	3	20	216	
5	0211	CONCRETE W	0	100	6	8		48.00	SF 6.00	100	2002	2002	3	20	58	
6	0940	OPEN SHED	0	100	18	9		162.00	SF 4.00	100	1980	1980	3	20	130	
7	0211	CONCRETE W	0	100	16	5		80.00	SF 6.00	100	1993	1993	3	20	96	
8	0213	CONCRETE P	0	100	12	9		108.00	SF 6.00	100	2013	2013	3	100	648	

TOTAL OB/XF												2,455			
BLD DATE	XF DATE	INC DATE	MMJT	LGL DATE	LAND DATE	AG DATE	MMJT								
07/17/2019	07/17/2019		MMJT	07/17/2019			MMJT								

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W12 N6 W13 FOP=[YR=1993] N3 W32 S9 E32 N6 \$ S6 W32 S14 E18 S22 FOP=[YR=2013] S7 E27 N7W27\$ E39 N36\$.											

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	150.00	4.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	72,000							