

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

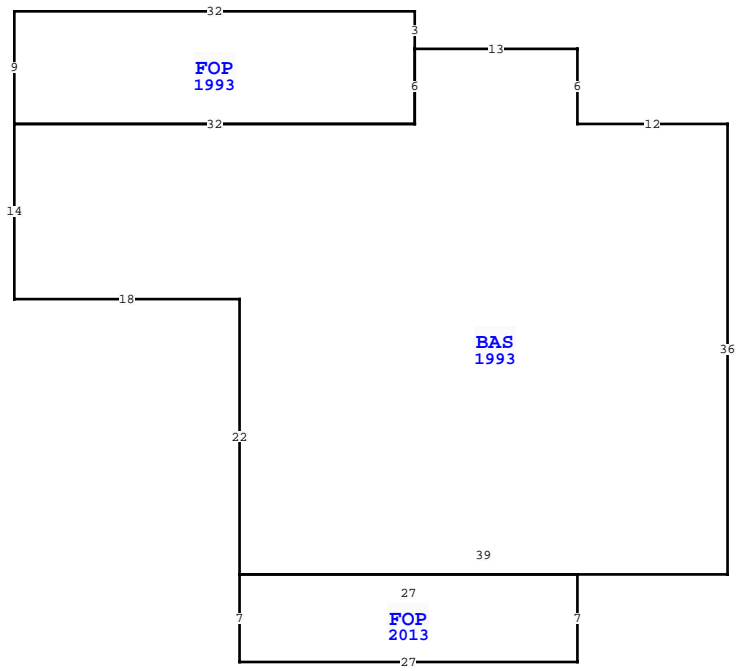
DAVIS JEFFREY S/DAVIS MELISSA M
 85 PARK AVE
 SOPCHOPPY, FL 32358

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						
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	0					
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						
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\$.						

EXTRA FEATURES		85 PARK AVE, SOPCHOPPY														
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	1.00	UT	700.00	700.00	100	2006	2006	3	66	462	
2	0080	4' CHAINLI	0	100	0	275.00	LF	13.00	13.00	100	1980	1980	3	20	715	
3	0940	OPEN SHED	0	100	18	162.00	SF	4.00	4.00	100	1980	1980	3	20	130	
4	0620	WOOD UTL B	0	100	18	180.00	SF	6.00	6.00	100	1980	1980	3	20	216	
5	0211	CONCRETE W	0	100	6	48.00	SF	6.00	6.00	100	2002	2002	3	20	58	
6	0940	OPEN SHED	0	100	18	162.00	SF	4.00	4.00	100	1980	1980	3	20	130	
7	0211	CONCRETE W	0	100	16	80.00	SF	6.00	6.00	100	1993	1993	3	20	96	
8	0213	CONCRETE P	0	100	12	108.00	SF	6.00	6.00	100	2013	2013	3	100	648	

TOTAL OB/XF																								
2,455																								
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							

REVIEW DATE 07/17/2019 BY MMJT Total Acres: 0.49 Total Land Value: 72,000 Market: 0 Agricultural: 0 Common: 72,000 PRINTED 04/01/2026 BY SYS																								
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