

SOPCHOPPY WEST SIDE
 LOTS 272,273,274,275,276 & 277
 OR 52 P 36 OR 85 P 526

BENEDICT DONALD COREY
 234 MUNICIPAL AVE
 SOPCHOPPY, FL 32358

2024

12-5S-03W-040-00945-000

ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	07	ASB	SHNGLE	70	
Exterior Wall	08	WD	ON PLY	30	
Roof Structur	03	GABLE	HIP	100	
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL	100		
Interior Floo	10	LAMINATED	100		
Heating Type	04	AIR	DUCTED	100	
Air Condition	03	CENTRAL	100		
Bedrooms		3	100		
Bathrooms		3	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	1,647	100	1993	1,647	67,296
FCP	266	25	1993	66	2,697
FOP	180	30	1993	54	2,206
FOP	189	30	1993	57	2,329
UST	108	45	1993	49	2,002
TOTALS	2,390			1,873	76,531

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%	- 2018		191,327	1950	1950	0	0	60.00	40.00
Heated Area: 1647						HX Base Yr 2018					
BLD DATE	07/10/2019	MMJT	LGL DATE	07/10/2019	MMJT						
XF DATE	07/10/2019	MMJT	LAND DATE	07/10/2019	MMJT						
INC DATE			AG DATE								

WAKULLA COUNTY PROPERTY				PAGE 1 of 1
VALUATION SUMMARY				1
VALUATION BY		STANDARD		
Tax Group: 1		Tax Dist:		
BUILDING MARKET VALUE		76,531		
TOTAL MARKET OB/XF VALUE		1,314		
TOTAL LAND VALUE - MARKET		23,400		
TOTAL MARKET VALUE		101,245		
SOH/AGL Deduction		36,711		
ASSESSED VALUE		64,534		
TOTAL EXEMPTION VALUE		HX HB 39,534		
BASE TAXABLE VALUE		25,000		
TOTAL JUST VALUE		101,245		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		85,970		
5 YR PRCL CK, N/C				
NO SOH TO PORT FROM LEON/2018/BENEDICT				
XFOB LN 3				
5 YR PRCL CH, CORR BATHS, FLOOR, QUAL, PU				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
2010635	SEWER	0	07/16/2010	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD	SALE PRICE
1343/0287	1/10/2024	QC U	I 11	100
GRANTOR: JOHNSON KELLY				
GRANTEE: BENEDICT DONALD COR				
1047/0655	9/20/2017	WD U	I 11	100
GRANTOR: BENEDICT KATHRYN NELL				
GRANTEE: BENEDICT DONALD COR				
BUILDING NOTES				
BUILDING DIMENSIONS				
BAS=[YR=1993] W19 S13 W23 S2 FOP=[YR=1993] W20 UST=[YR=1993] W12 S9 FCP=[YR=1993] S19 E14 N19W14\$ E12N9\$ S9 E20N9\$ S9 W18 S19 E18 FOP=[YR=1993] E31 N7 W17 S2 W14 S5 \$ N5 E14 N2 E26 N2 E8 N12 W8 N2 E2 N20 \$.				

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	0211	CONCRETE W	0	100	23	3			6.00	100	1993	1993	3	20	83	
2	0210	CONCRETE D	0	100	24	14			6.00	100	1993	1993	3	20	403	
3	0213	CONCRETE P	0	100	23	6			6.00	100	1996	1996	3	100	828	
TOTALS												1,873	76,531			

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			50.00	142.00	6.00	LT		1.00	1.00	0.65	6,000.00	3,900.00	23,400							