

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

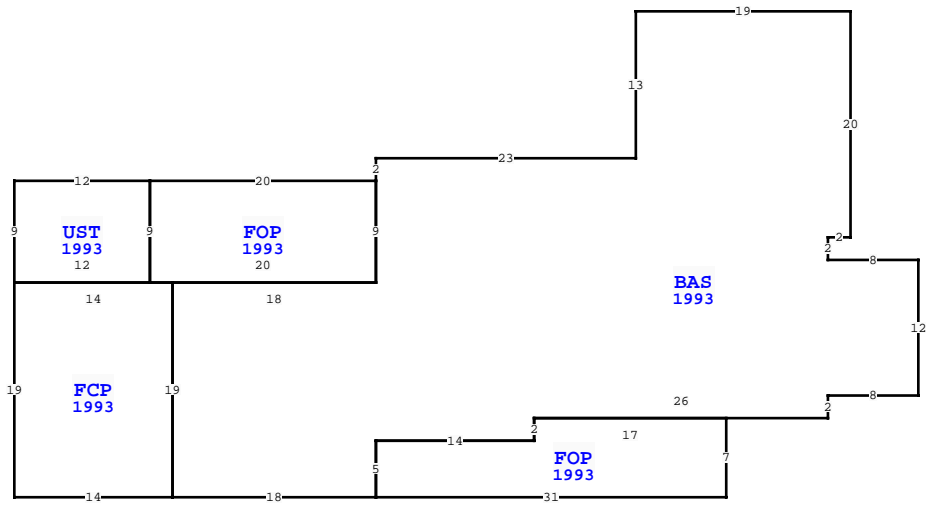
BENEDICT DONALD COREY
 234 MUNICIPAL AVE
 SOPCHOPPY, FL 32358

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											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 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 U	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						

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	

TOTAL OB/XF											
234 MUNICIPAL AVE, SOPCHOPPY											
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								

BUILDING NOTES											
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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 \$.											

LAND DESCRIPTION																								
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							