

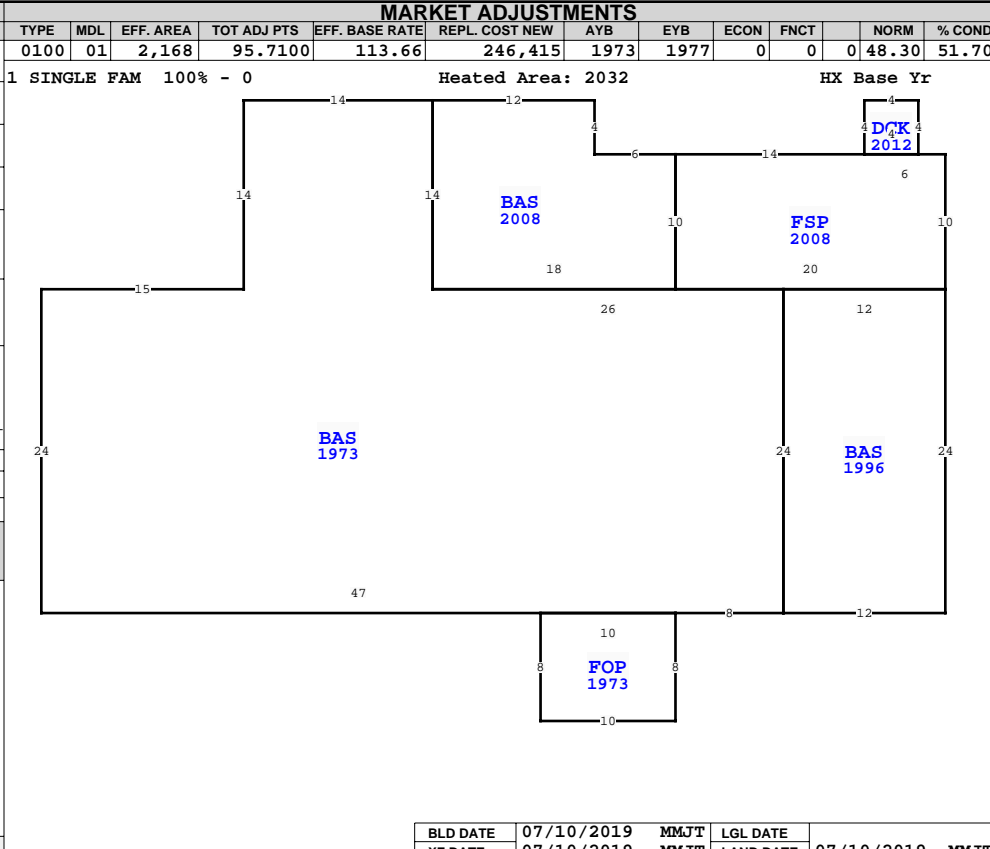
SOPCHOPPY WEST SIDE  
 LOTS 300,301,302,306,307 & 308  
 OR 46 P 309 OR 330 P 824

BENEDICT KATHRYN M  
 254 MUNICIPAL AVE  
 SOPCHOPPY, FL 32358

2024

12-5S-03W-040-00945-003

ELEMENT		CD		CONSTRUCTION	
Foundation	01	WOOD	FRAME	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	80	
Exterior Wall	26	AL	SIDING	20	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	04	PLYWOOD	100		
Interior Floo	14	CARPET	100		
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	1,516	100	1973	1,516	89,084
BAS	288	100	1996	288	16,923
BAS	228	100	2008	228	13,398
DCK	16	10	2012	2	117
FOP	80	30	1973	24	1,410
FSP	200	55	2008	110	6,464
TOTALS	2,328			2,168	127,397



WAKULLA COUNTY PROPERTY				PAGE 1 of 1	1	
VALUATION SUMMARY				STANDARD		
Tax Group: 1				Tax Dist:		
BUILDING MARKET VALUE				127,397		
TOTAL MARKET OB/XF VALUE				548		
TOTAL LAND VALUE - MARKET				23,400		
TOTAL MARKET VALUE				151,345		
SOH/AGL Deduction				122,261		
ASSESSED VALUE				29,084		
TOTAL EXEMPTION VALUE				HX HB 25,000		
BASE TAXABLE VALUE				4,084		
TOTAL JUST VALUE				151,345		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				127,747		
5 YR PRCL CK, N/C						
DIMENS XFOB LN 2						
5 YR PRCL CH, CORR EXW, PU CORR TRAV, CORR						
CHG BLDG MODEL TO 01 FOR SFD						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
OB23-000663	RE-ROOF/SHINGLES-		01/02/2024			
2010636	SEWER	0	07/16/2010			
2008112	REROOF	0	02/11/2008			
<b>SALES DATA</b>						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0330/0824	7/27/1998	QC	U	I		100
GRANTOR:						
GRANTEE:						
<b>BUILDING NOTES</b>						
<b>BUILDING DIMENSIONS</b>						
FSP=[YR=2008] W6 DCK=[YR=2012] E4 N4 W4 S4 \$ W14 S10 E20						
BAS=[YR=1996] W12 S24 BAS=[YR=1973] N24 W26 N14						
BAS=[YR=2008] S14 E18 N10 W6 N4 W12\$W14 S14 W15 S24 E47						
POP=[YR=1973] W10 S8 E10 N8\$ E8\$ E12 N24\$ N10\$.						

EXTRA FEATURES		254 MUNICIPAL 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	0210	CONCRETE D	0	100	0	0	120.00	SF	6.00	6.00	100	1980	1980	3	20	144	
2	0940	OPEN SHED	0	100	14	10	140.00	SF	4.00	4.00	100	2002	2002	3	20	112	
3	0700	PORT BLDG	0	100	8	8	64.00	SF	8.00	8.00	100	2000	2000	3	57	292	
<b>TOTAL OB/XF 548</b>																	

LAND DESCRIPTION		TOTAL OB/XF 548																						
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							