SOPCHOPPY W SIDE
LOTS 285 & 287
OR 5 P 230 OR 60 P 853

BENEDICT KATHRYN NELL
254 MUNICIPAL AVE
SOPCHOPPY, FL 32358

2024

12-5S-03W-040-00947-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	03	MASONRY 100
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	08	WD ON PLY 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	05	ASPH TILE 100
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		2 100
Bathrooms		1 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
Quality	02	BELOW AVERAGE
DOR CODE	0100	SINGLE FAMILY

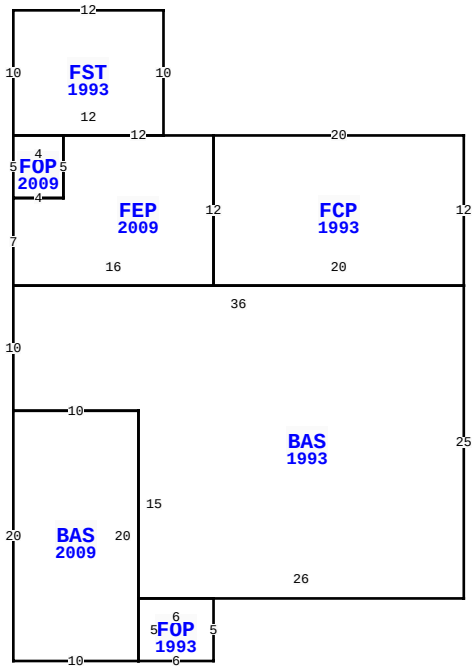
MAP NUM: 5 | MKT AREA: 02
NEIGHBORHOOD/LOC: 40.00 1.25/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	750	100	1993	750	43,665
BAS	200	100	2009	200	11,644
FCP	240	25	1993	60	3,493
FEP	172	80	2009	138	8,034
FOP	30	30	1993	9	524
FOP	20	30	2009	6	349
FST	120	55	1993	66	3,843
TOTALS	1,532			1,229	71,553

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,229	84.5325	100.38	123,367	1966	1981	0	0	0	42.00	58.00

1 SINGLE FAM 0% - 0 Heated Area: 1088 HX Base Yr



218 YELLOW JACKET AVE, SOPCHOPPY

BLD DATE	07/12/2019	MMJT	LGL DATE	
XF DATE	07/12/2019	MMJT	LAND DATE	07/12/2019 MMJT
INC DATE			AG DATE	

EXTRA FEATURES

LN	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	0700	PORT BLDG	0	0	10	8	80.00	SF	8.00	8.00	100	1993	1993	3	50	320	

WAKULLA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	71,553
TOTAL MARKET OB/XF VALUE	320
TOTAL LAND VALUE - MARKET	36,000
TOTAL MARKET VALUE	107,873
SOH/AGL Deduction	25,990
ASSESSED VALUE	81,883
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	81,883
TOTAL JUST VALUE	107,873
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	94,358

5 YR PRCL CK, CHG HTTP.
S/O 0.01 TO CITY OF SOPCHOPPY 1117/776
BETTER THAN NORMAL REPAIR
5 YR PRCL CH, CHG QUAL, ADJ EYB DUE TO IN

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2011857	RE-ROOF	0	12/16/2011
2008111	RENOVATE	0	02/11/2008
2008114	REWIRE	0	02/11/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0867/0822	12/01/2011	QC	U	I	11	100

GRANTOR: STALNAKER LILLA MARY
GRANTEE: BENEDICT KATHRYN NE

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=1993] W20 S12 E20 BAS=[YR=1993] W36 FEP=[YR=2009] E16 N12 W12 S5 W4 FOP=[YR=2009] E4 N5 W4 FST=[YR=1993] E12 N10 W12 S10$ S5$ S7$ S10 E10 BAS=[YR=2009] W10 S20 E10 FOP=[YR=1993] E6 N5 W6 S5$ N20$ S15 E26 N25$ N12$.

LAND DESCRIPTION

TOTAL OB/XF 320

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	0			142.00	150.00	2.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	36,000							

REVIEW DATE 07/12/2019 BY MMJT Total Acres: 0.49 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 04/01/2026 BY SYS