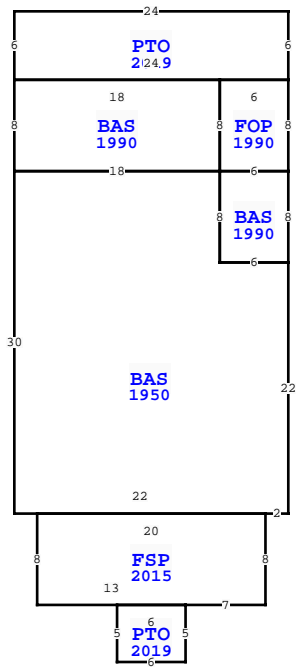


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	01	WOOD FRAME 100
Frame	03	MASONRY 100
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	08	WD ON PLY 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	GALVALUM 100
Interior Wall	01	MINIMUM 50
Interior Wall	05	DRYWALL 50
Interior Floo	10	LAMINATED 80
Interior Floo	14	CARPET 20
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
BAS	672	100
BAS	48	100
BAS	144	100
FOP	48	30
FSP	160	55
PTO	30	5
PTO	144	5
TOTALS	1,246	975

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	0%	- 0	103.01	100,435	1950	1960	0	0	60.00	40.00		
Heated Area: 864												HX Base Yr	



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		55,175	
TOTAL MARKET OB/XF VALUE		6,866	
TOTAL LAND VALUE - MARKET		18,000	
TOTAL MARKET VALUE		80,041	
SOH/AGL Deduction		10,440	
ASSESSED VALUE		69,601	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		69,601	
TOTAL JUST VALUE		80,041	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		79,968	
COA PER RETURNED 2021 TRIM			
TRAV BLDG 1.			
5 YR PRCL CK, PU XFOB LN 8-10, PU BLDG 2, CHG			
2020 TRIM RET'D VACANT - UTF			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000197	ELECTRIC	0	03/05/2020
19001588	SHOP-CO	0	01/14/2020
2010582	SEWER	0	07/15/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1139/0050	8/01/2019	QC	U	V	11	100
GRANTOR: SPEAR JOHN						
GRANTEE: CITY OF SOPCHOPPY (						
1105/0398	3/28/2019	WD	Q	I	01	40,000
GRANTOR: CORNELIUS ANDRA						
GRANTEE: SPEAR JOHN						

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	0020	BARN, FRAME	0	0	22	12	264.00	SF	12.00	12.00	100	1989	1989	3	20	634	
2	0620	WOOD UTL B	0	0	16	14	224.00	SF	6.00	6.00	100	2002	2002	3	20	269	
3	0940	OPEN SHED	0	0	12	12	144.00	SF	4.00	4.00	100	1989	1989	3	20	115	
4	0211	CONCRETE W	0	0	6	5	30.00	SF	6.00	6.00	100	2015	2015	3	67	121	
5	0211	CONCRETE W	0	0	7	3	21.00	SF	6.00	6.00	100	2012	2012	3	52	66	
6	0131	FIRE PLACE	0	0	0	0	1.00	UT	700.00	700.00	100	2015	2015	3	84	588	
7	0210	CONCRETE D	0	0	16	14	224.00	SF	6.00	6.00	100	2017	2017	3	76	1,021	
8	0210	CONCRETE D	0	0	36	16	576.00	SF	6.00	6.00	100	2019	2019	3	85	2,938	
9	0955	PRIVACY FE	0	0	0	0	12.00	LF	15.00	15.00	100	2019	2019	3	96	173	
10	0700	PORT BLDG	0	0	14	10	140.00	SF	8.00	8.00	100	2015	2015	3	84	941	

TOTAL OB/XF													
6,866													
BLD DATE	03/04/2020	MMJT	LGL DATE										
XF DATE	03/04/2020	MMJT	LAND DATE	03/04/2020									
INC DATE			AG DATE										

BUILDING NOTES													

BUILDING DIMENSIONS													
PTO=[YR=2019] W24 S6 E24 FOP=[YR=1990] W6 S8 E6 BAS=[YR=1990] W6 S8 E6 BAS=[YR=1950] W6 N8 W18 BAS=[YR=1990] E18 N8 W18 S8\$ S30 E22 FSP=[YR=2015] W20 S8 E13 PTO=[YR=2019] W6 S5 E6 N5\$ E7 N8\$ E2 N22\$ N8\$ N8\$ N6\$.													

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	0			285.00	295.00	2.00	LT		1.00	1.00	0.50	18,000.00	9,000.00	18,000							

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR	SLAB 100
Frame	05	STEEL	100
Exterior Wall	27	PREFIN	MTL 100
Roof Structur	03	GABLE/HIP	100
Roof Cover	13	GALVALUM	100
Interior Wall	07	NONE	100
Interior Floo	03	CONC	FINSH 100
Heating Type	01	NONE	100
Air Condition	01	NONE	100
Story Height	0	100	
Stories	1.	1.	100
Units	0	100	
Quality	03	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
UCP	500	20	2020
UWS	1,500	25	2020
TOTALS	2,000		

MARKET ADJUSTMENTS																										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND															
2	WKSHP/BARN	0%	0		15,585	2020	2020	0	0	3.75	96.25															
Heated Area: 0 HX Base Yr																										
<div style="border: 1px solid black; padding: 10px;"> <p style="text-align: center;">UCP 2020</p> <p style="text-align: center;">UWS 2020</p> </div>																										
<table border="1"> <tr> <td>BLD DATE</td> <td>03/04/2020</td> <td>MMJT</td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td>03/04/2020</td> <td>MMJT</td> <td>LAND DATE</td> <td>03/04/2020</td> </tr> <tr> <td>INC DATE</td> <td></td> <td></td> <td>AG DATE</td> <td></td> </tr> </table>												BLD DATE	03/04/2020	MMJT	LGL DATE		XF DATE	03/04/2020	MMJT	LAND DATE	03/04/2020	INC DATE			AG DATE	
BLD DATE	03/04/2020	MMJT	LGL DATE																							
XF DATE	03/04/2020	MMJT	LAND DATE	03/04/2020																						
INC DATE			AG DATE																							

WAKULLA COUNTY PROPERTY				PAGE 2 of 2	1	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 1				Tax Dist:		
BUILDING MARKET VALUE				55,175		
TOTAL MARKET OB/XF VALUE				6,866		
TOTAL LAND VALUE - MARKET				18,000		
TOTAL MARKET VALUE				80,041		
SOH/AGL Deduction				10,440		
ASSESSED VALUE				69,601		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				69,601		
TOTAL JUST VALUE				80,041		
INCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				79,968		
CHG AC						
5 YR PRCL CK, PU XF0B LN 7, CHG RCVR, HTTP						
S/O .04 ACRES TO CITY OF SOP R/W						
2019 TRIM RETURNED UTF						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
<b>SALES DATA</b>						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1139/0050	8/01/2019	QC	U	V	11	100
GRANTOR: SPEAR JOHN						
GRANTEE: CITY OF SOPCHOPPY (						
1105/0398	3/28/2019	WD	Q	I	01	40,000
GRANTOR: CORNELIUS ANDRA						
GRANTEE: SPEAR JOHN						
<b>BUILDING NOTES</b>						
<b>BUILDING DIMENSIONS</b>						
UCP=[YR=2020] W50 S10 E50 UWS=[YR=2020] W50 S30 E50 N30\$ N10\$.						

EXTRA FEATURES												TOTAL OB/XF											
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							
144 BLOSSOM AVE, SOPCHOPPY																							
0																							

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV