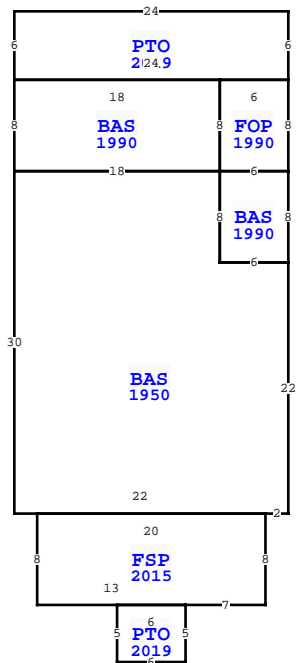


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	01	WOOD FRAME 100	
Frame	03	MASONRY 100	
Exterior Wall	15	CONC BLOCK 80	
Exterior Wall	08	WD ON PLY 20	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	13	GALVALUM 100	
Interior Wall	01	MINIMUM 50	
Interior Wall	05	DRYWALL 50	
Interior Floo	10	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	YEAR
BAS	672	100	1950
BAS	48	100	1990
BAS	144	100	1990
FOP	48	30	1990
FSP	160	55	2015
PTO	30	5	2019
PTO	144	5	2019
TOTALS	1,246		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	975	86.7425	103.01	100,435	1950	1960	0	0	60.00	40.00		
1 SINGLE FAM 0% - 0 Heated Area: 864 HX Base Yr													



WAKULLA COUNTY PROPERTY				PAGE 1 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		
NCON VALUE				0		
INCOME VALUE						
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						
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\$.						

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												

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	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								
				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>											
TOTALS				475	15,001						

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				
NCON 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			
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						
BUILDING NOTES						
BUILDING DIMENSIONS						
UCP=[YR=2020] W50 S10 E50 UWS=[YR=2020] W50 S30 E50 N30\$ N10\$.						

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
144 BLOSSOM AVE, SOPCHOPPY																
TOTAL OB/XF 0																

LAND DESCRIPTION												TOTAL OB/XF					0							
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