

SOPCHOPPY N ADDITION  
 LOTS 3 & 13 DB 23 P 459  
 OR 68 P 64 OR 86 P 579

JENKINS CARL L  
 2094 LIGHTHOUSE RD  
 CARABELLE, FL 32322

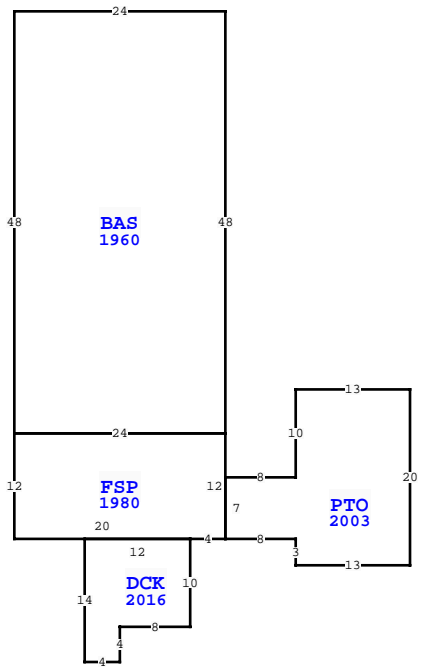
2024

12-5S-03W-040-00959-000



ELEMENT		CD		CONSTRUCTION	
Foundation	01	WOOD	FRAME	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	30	VINYL	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	70		
Interior Wall	06	CUST PANEL	30		
Interior Floo	09	PINE WOOD	70		
Interior Floo	11	CLAY TILE	30		
Ceiling	06	Trey/Crown	70		
Heating Type	13	HEAT PUMP	100		
Air Condition	13	HEAT PUMP	100		
Bedrooms		3	100		
Bathrooms		1.5	100		
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	5	MKT AREA	02		
NEIGHBORHOOD/LOC	40.10	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1960	1,152	121,521
DCK	136	10	2016	14	1,477
FSP	288	55	1980	158	16,667
PTO	316	5	2003	16	1,688
TOTALS	1,892			1,340	141,352

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,340	120.7000	114.66	153,644	1960	2015	0	0	8.00	92.00	
1 SINGLE FAM 0% - 0 Heated Area: 1152 HX Base Yr												



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		141,352	
TOTAL MARKET OB/XF VALUE		614	
TOTAL LAND VALUE - MARKET		29,000	
TOTAL MARKET VALUE		170,966	
SOH/AGL Deduction		63,482	
ASSESSED VALUE		107,484	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		107,484	
TOTAL JUST VALUE		170,966	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		97,713	
5 YR PRCL CK, N/C			
MAINTENANCE, KEPT IN GOOD REPAIR, PU CORR TRAV			
5 YR PRCL CH, CORR QUAL, ADJ EYB FOR GOOD			
PA COA FORM MARIE 850-445-0118			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB23-000611	REPLACE 6 WINDOW		12/01/2023
2010665	SEWER	0	07/16/2010
2008606	WINDOWS	0	07/14/2008
2008595	HVAC CHG OUT	0	07/10/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1351/0427	3/11/2024	WD	Q	I	01	222,000
GRANTOR: IRONS COLIN						
GRANTEE: JENKINS CARL L.						
0989/0140	1/08/2016	WD	U	I	12	31,100
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: IRONS COLIN						

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	0001	BLOCK UTIL	0	0	16	12		192.00	SF	16.00		3	20	614

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
07/11/2019	MMJT	07/11/2019	MMJT

BUILDING NOTES	
46 RIVER TER, SOPCHOPPY	

BUILDING DIMENSIONS	
BAS=[YR=1960] W24 S48 E24 FSP=[YR=1980] W24 S12 E20 DCK=[YR=2016] W12 S14 E4 N4 E8 N10\$ E4 PTO=[YR=2003] E8 S3 E13 N20 W13 S10 W8 S7\$ N12\$ N48\$.	

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			155.00	150.00	2.00	LT		1.00	1.00	1.00	14,500.00	14,500.00	29,000								