

SOPCHOPPY N ADDITION
 LOTS 5 15
 OR 5 P 410-& OR 86 P-579

LARSEN DONALD S/LARSEN THERESE M SPAUDE
 26 RIVER TERRACE
 SOPCHOPPY, FL 32358

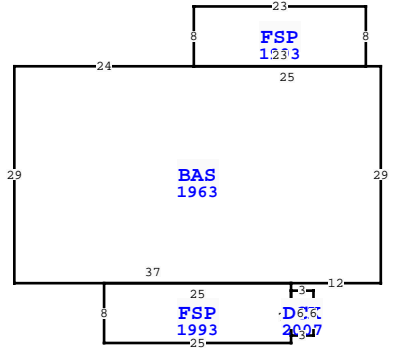
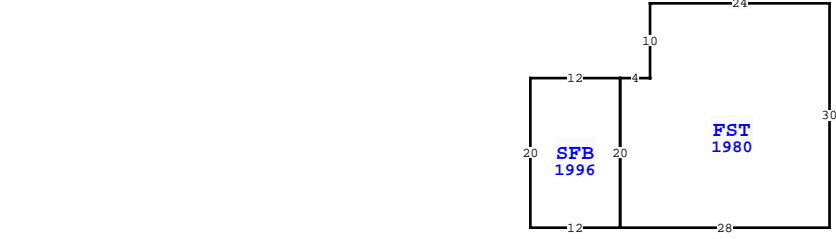
2024

12-5S-03W-040-00960-000



ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
01	WOOD FRAME 100		
02	WOOD FRAME 100		
06	BD/BATTEN 100		
03	GABLE/HIP 100		
13	GALVALUM 100		
05	DRYWALL 100		
12	HARDWOOD 90		
11	CLAY TILE 100		
04	AIR DUCTED 100		
03	CENTRAL 100		
	3 100		
	1.5 100		
	0 100		
1.	1. 100		
	0 100		
02	BELOW AVERAGE		
0100	SINGLE FAMILY		
5	MKT AREA		02
40.10	1.00/		
BAS	1,421	100	1963
DCK	18	10	2007
FSP	184	55	1993
FSP	200	55	1993
FST	800	55	1980
SFB	240	80	1996
TOTALS	2,863		2,266

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2020		207,135	1963	1963	0	0	60.00	40.00
Heated Area: 1613 HX Base Yr 2020											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			82,854
TOTAL MARKET OB/XF VALUE			6,459
TOTAL LAND VALUE - MARKET			29,000
TOTAL MARKET VALUE			118,313
SOH/AGL Deduction			38,383
ASSESSED VALUE			79,930
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			29,930
TOTAL JUST VALUE			118,313
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			103,400
2024 TRIM RTS - SPOKE TO OWNER - TEMP AWAY DURING			
QSTNR RTND - NO CHANGE IN RESIDENCY STATUS - RMV			
H4 -MAILED QUESTIONNAIRE DUE TO TRIM RTND TO SENDE			
2023 TRM RTND, UTF			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001062	CARPORT-CO	0	11/23/2020
2010662	SEWER	0	07/16/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0553/0059	8/18/2004	WD U	I			160,000
GRANTOR: LOVEL BENJAMIN B & TA						
GRANTEE: LOLLIS						
0362/0156	9/07/1999	WD U	I			102,900
GRANTOR: WILLIS JAMES N & OVED						
GRANTEE: LOVEL BENJAMIN B &						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0131	FIRE PLACE	0	100	0	1.00	UT	700.00	700.00	100	1988
2	0380	BRICK PATI	0	100	21	1,386.00	SF	3.00	3.00	100	2010
3	0380	BRICK PATI	0	100	46	138.00	SF	3.00	3.00	100	2010
4	0700	PORT BLDG	0	100	8	64.00	SF	8.00	8.00	100	2017
5	0055	PORTABLE C	0	100	30	420.00	SF	3.00	3.00	100	2020

TOTAL OB/XF											
6,459											

BUILDING NOTES						
BLD DATE 12/21/2020 MMJT LGL DATE 12/21/2020 MMJT						
XF DATE 12/21/2020 MMJT LAND DATE 12/21/2020 MMJT						
INC DATE AG DATE						

BUILDING DIMENSIONS											
BAS=[YR=1963] W25 FSP=[YR=1993] E23 N8 W23 S8\$ W24 S29 E37											
FSP=[YR=1993] W25 S8 E25 N7 DCK=[YR=2007] S6 E3 N6 W3\$ N1 \$											
E12 N29\$ PTR=E20 N20 SFB=[YR=1996] E12 N20 FST=[YR=1980] S20											
E28 N30 W24 S10 W4\$ W12 S20\$ S20 W20\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000132	C	SFR RIVER	100			150.00	300.00	2.00	LT	1.00

TOTAL OB/XF											
6,459											