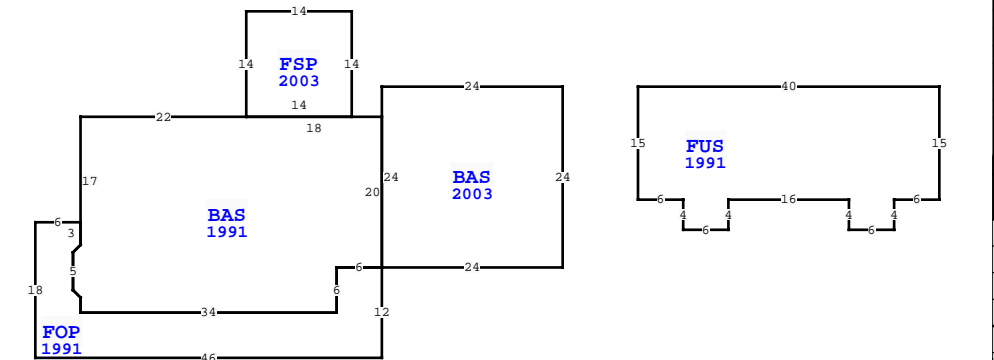




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	03	CONCR STEM 100
Frame	02	WOOD FRAME 100
Exterior Wall	12	CEDAR/CYPR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	GALVALUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Bedrooms		3 100
Bathrooms		2.5 100
Story Height		0 100
Stories	2.	2. 100
Units		0 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,455	125.5000	119.22	292,685	1991	2015	0	0	0	8.00	92.00		
1 SINGLE FAM 100% - 2000 Heated Area: 2234 HX Base Yr 2000														



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	1,010	100	1991	1,010	110,779
BAS	576	100	2003	576	63,177
FOP	378	30	1991	113	12,394
FSP	196	55	2003	108	11,846
FUS	648	100	1991	648	71,075
TOTALS	2,808			2,455	269,270

36 RIVER TER, SOPCHOPPY

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

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		269,270	
TOTAL MARKET OB/XF VALUE		7,156	
TOTAL LAND VALUE - MARKET		29,000	
TOTAL MARKET VALUE		305,426	
SOH/AGL Deduction		148,219	
ASSESSED VALUE		157,207	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		107,207	
TOTAL JUST VALUE		305,426	
NCON VALUE		4,926	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		227,583	
PU XFOB CARPORT, 5 YR PRCL CK, CHG EYB ON HOME & X			
MM PRMT CK 7/24/23 - PU XFOBS. ADJ EYB 1995 - 1999			
REMOVED DUPLICATED NAMES AND MVED ADDRESS TO LN 1			
INCR EYB 1991-1995 ROOF OVER CC 9-2022			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24-000363	INSTALL SHED-CC		04/05/2024
B24-000107	CARPORT-CC		02/21/2024
23000029	WINDOWS-CC	0	01/18/2023
22000834	ROOF OVER-CC	0	08/16/2022
2010669	SEWER	0	07/16/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1290/0232	8/22/2021	LD	U	I	11	100
GRANTOR: BONDS RICHARD L & EVA						
GRANTEE: MARSHALL KADENCE M						
0450/0520	7/22/2002	QC	U	I		100
GRANTOR: BONDS RICHARD L & WEN						
GRANTEE:						

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	0620	WOOD UTL B	0	100	10	12	120.00	SF	6.00	6.00	100	1991	1991	3	43	310	
2	0140	FIRE PLACE	0	100	0	0	1.00	UT	1,900.00	1,900.00	100	1991	1991	3	48	912	
3	0955	PRIVACY FE	0	100	0	0	112.00	LF	15.00	15.00	100	2007	2007	3	60	1,008	
4	0055	PORTABLE C	0	100	20	24	480.00	SF	0.00	0.00	100	2024	2023	AV	100	0	
5	0055	PORTABLE C	0	100	25	24	600.00	SF	0.00	0.00	100	2024	2023	AV	100	0	
6	0210	CONCRETE D	0	100	31	24	744.00	SF	6.00	6.00	100	2024	2023	AV	100	4,464	
7	0380	BRICK PATI	0	100	14	11	154.00	SF	3.00	3.00	100	2024	2021	AV	100	462	

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2003] W24 S24 BAS=[YR=1991] N20 W18 FSP=[YR=2003] E14 N14 W14 S14\$ W22 S17 D1 L1 S5 D1 R1 S2 E34 N6 E6\$ FOP=[YR=1991] W6 S6 W34 N2 U1 L1 N5 U1 R1 N3 W6 S18 E46 N12\$ E24 N24\$ PTR=E10 FUS=[YR=1991] S15 E6 S4 E6 N4 E16 S4 E6 N4 E6 N15 W40\$ W10\$.			

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	000132	C	SFR RIVER	100			0.00	0.00	2.00	LT		1.00	1.00	1.00	14,500.00	14,500.00	29,000							