

SOPCHOPPY N ADDITION
 LOTS 17 & N 55 FT OF 18 & 22
 25 X 400 FT STRIP OF LAND

RUSHTON DALE A
 PO BOX 355
 SOPCHOPPY, FL 32358

2024

12-5S-03W-040-00966-000



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
01	WOOD FRAME 100				
02	WOOD FRAME 100				
04	SINGLE SID 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
02	WALL BD/WD 50				
05	DRYWALL 50				
09	PINE WOOD 100				
04	AIR DUCTED 100				
03	CENTRAL 100				
	2 100				
	1 100				
	0 100				
1.	1. 100				
	0 100				
02	BELOW AVERAGE				
0100	SINGLE FAMILY				
5	MKT AREA	02			
40.10	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,376	100	1958	1,376	39,557
BAS	168	100	2002	168	4,830
BAS	240	100	2002	240	6,900
FCP	288	25	1991	72	2,070
FOP	256	30	2000	77	2,214
UGR	240	40	1980	96	2,760
UGR	480	40	1991	192	5,520
UOP	98	20	2002	20	575
TOTALS	3,146			2,241	64,424

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% - 2017		71.87	161,061	1958	1958	0	0	60.00	40.00															
Heated Area: 1784 HX Base Yr 2017																										
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>07/10/2019</th> <th>MMJTT</th> <th>LGL DATE</th> <th></th> </tr> <tr> <th>XF DATE</th> <th>07/10/2019</th> <th>MMJTT</th> <th>LAND DATE</th> <th>07/10/2019</th> </tr> <tr> <th>INC DATE</th> <th></th> <th></th> <th>AG DATE</th> <th></th> </tr> </thead> </table>												BLD DATE	07/10/2019	MMJTT	LGL DATE		XF DATE	07/10/2019	MMJTT	LAND DATE	07/10/2019	INC DATE			AG DATE	
BLD DATE	07/10/2019	MMJTT	LGL DATE																							
XF DATE	07/10/2019	MMJTT	LAND DATE	07/10/2019																						
INC DATE			AG DATE																							

WAKULLA COUNTY PROPERTY				PAGE 1 of 2	1	
VALUATION SUMMARY				STANDARD		
VALUATION BY		Tax Group: 1		Tax Dist:		
BUILDING MARKET VALUE				94,181		
TOTAL MARKET OB/XF VALUE				11,776		
TOTAL LAND VALUE - MARKET				58,000		
TOTAL MARKET VALUE				163,957		
SOH/AGL Deduction				49,275		
ASSESSED VALUE				114,682		
TOTAL EXEMPTION VALUE		HX HB		50,000		
BASE TAXABLE VALUE				64,682		
TOTAL JUST VALUE				163,957		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				140,262		
XFOB LN 11 & 12.						
5 YR PRCL CK, CHG CODE & DIM XFOB LN 2, PU						
NO SOH TOPORT FOR 2017 FROM 00964-000/RUSTON						
5 YR PRCL CH, PU XFOB LN 6, DEL XFOB LN 7-8						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
18001146	REROOF	0	10/31/2018			
2010616	SEWER	0	07/15/2010			
021387	N/A	0	09/13/1996			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1000/0098	5/12/2016	QC	U	I	30	100
GRANTOR: RUSHTON DALE A TRUSTE						
GRANTEE: RUSHTON DALE A						
0268/0496	1/11/1996	QC	U	I		100
GRANTOR: RUSHTON BARBARA LIVIN						
GRANTEE:						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=1958] W28 BAS=[YR=2002] E12 N14 W12 S14\$ S38 E32						
FOP=[YR=2000] W32 S8 E32 N8\$ N6 E12 N16 W12 N8 W4 N8\$ PTR=E20						
N20 BAS=[YR=2002] E12 N20 UGR=[YR=1980] S20 E12 N20						
UGR=[YR=1991] S22 E20 N24 FCP=[YR=1991] S24 E12 N24 W12\$ W20						
S2\$ W12\$ W12 S3 UOP=[YR=2002] W7 S14 E7 N14\$ S17\$ S20 W20\$.						

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	0130	FIRE PLACE	0	100	0	1.00	UT	1,300.00	1,300.00	100	1958	1958	3	20	260	
2	0935	OPEN SHED	0	100	20	800.00	SF	6.00	6.00	100	1996	1996	3	20	960	
3	0620	WOOD UTL B	0	100	22	264.00	SF	6.00	6.00	100	1993	1993	3	20	317	
4	0030	BARN, POLE	0	100	34	748.00	SF	9.00	9.00	100	1993	1993	3	20	1,346	
5	0210	CONCRETE D	0	100	34	748.00	SF	6.00	6.00	100	1993	1993	3	20	898	
6	0211	CONCRETE W	0	100	20	120.00	SF	6.00	6.00	100	1996	1996	3	20	144	
16	0700	PORT BLDG	0	100	8	48.00	SF	8.00	8.00	100	1991	1991	3	48	184	
17	0700	PORT BLDG	0	100	10	80.00	SF	8.00	8.00	100	1991	1991	3	48	307	
18	0940	OPEN SHED	0	100	20	320.00	SF	4.00	4.00	100	1993	1993	3	20	256	
19	0350	BOATDOCK A	0	100	6	120.00	SF	24.00	24.00	100	1991	1991	3	20	576	

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	DPTH 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	4.00	LT		1.00	1.00	1.00	14,500.00	14,500.00	58,000							

SOPCHOPPY N ADDITION
 LOTS 17 & N 55 FT OF 18 & 22
 25 X 400 FT STRIP OF LAND

RUSHTON DALE A
 PO BOX 355
 SOPCHOPPY, FL 32358

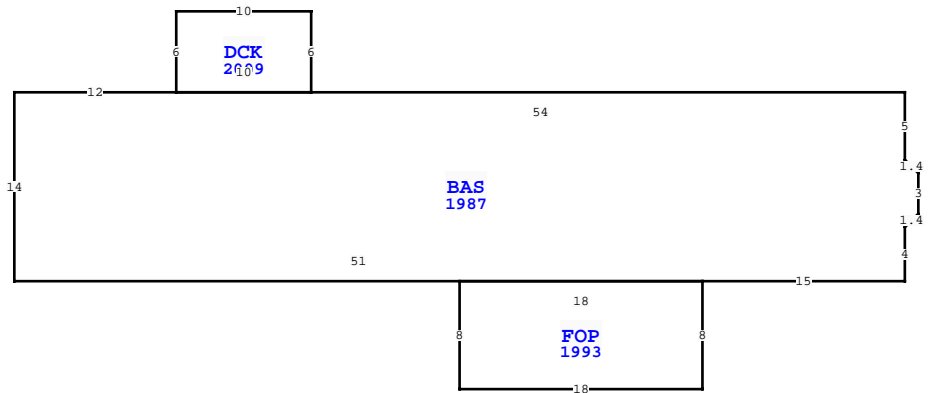
2024

12-5S-03W-040-00966-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	01	WOOD FRAME	100
Frame	02	WOOD FRAME	100
Exterior Wall	26	AL SIDING	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	08	SHT VINYL	30
Heating Type	04	AIR DUCTED	100
Air Condition	03	CENTRAL	100
Bedrooms		2	100
Bathrooms		2	100
Stories	1.	1.	100
Class	00	N/A	100
Units		0	100
Quality	08	FAIR	
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
BAS	928	100	1987
DCK	60	10	2009
FOP	144	35	1993
TOTALS	1,132		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MOBILE HOM	100%	- 2017		Heated Area: 928					HX Base Yr	2017



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	Tax Group: 1	Tax Dist:	STANDARD
BUILDING MARKET VALUE			94,181
TOTAL MARKET OB/XF VALUE			11,776
TOTAL LAND VALUE - MARKET			58,000
TOTAL MARKET VALUE			163,957
SOH/AGL Deduction			49,275
ASSESSED VALUE			114,682
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			64,682
TOTAL JUST VALUE			163,957
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			140,262
PER OWNER REQ			
DEL & MOVE BLDG & XFOB'S FROM PRCL 00964-000			
00964-000 PER OWNR VIA OFC			
COMBINE LOTS17 & N 55 FT OF 18 & 22 FROM PRCL			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1000/0098	5/12/2016	QC	U	I	30	100
GRANTOR: RUSHTON DALE A TRUSTE						
GRANTEE: RUSHTON DALE A						
0268/0496	1/11/1996	QC	U	I		100
GRANTOR: RUSHTON BARBARA LIVIN						
GRANTEE:						

EXTRA FEATURES		10 MUNICIPAL AVE, SOPCHOPPY	
L N	OB/XF CODE	DESCRIPTION	ADJ R
20	0210	CONCRETE D	6.00
21	0055	PORTABLE C	3.00

BLD DATE	07/10/2019	MMJT	LGL DATE	07/10/2019	MMJT
XF DATE	07/10/2019	MMJT	LAND DATE	07/10/2019	MMJT
INC DATE			AG DATE		
TOTAL OB/XF 6,528					

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1987] W54 DCK=[YR=2009] E10 N6 W10 S6\$ W12 S14 E51											
FOP=[YR=1993] W18 S8 E18 N8\$ E15 N4 U1 R1 N3 U1 L1 N5\$.											

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