

SOPCHOPPY N ADDITION
 LOTS 30 & 31 AND A 25 X 400 FT
 STRIP OF LAND THAT WAS A PART

EDWARDS DAVID/EDWARDS LARA H
 20 MILL ST
 SOPCHOPPY, FL 32358

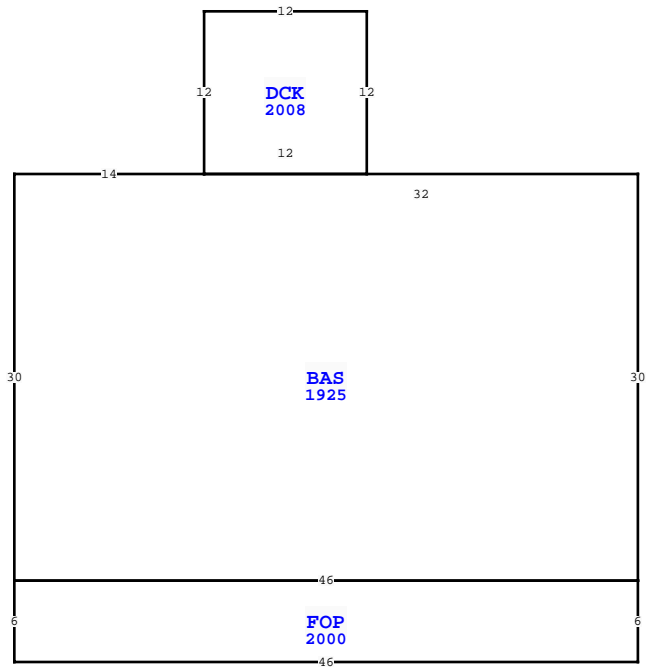
2024

12-5S-03W-040-00969-000



BUILDING CHARACTERISTICS					
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	01	MINIMUM 100			
Interior Wall	02	WALL BD/WD 100			
Interior Floo	09	PINE WOOD 100			
Heating Type	04	AIR DUCTED 100			
Air Condition	03	CENTRAL 100			
Bedrooms		2 100			
Bathrooms		2 100			
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	40.10	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,380	100	1925	1,380	44,574
DCK	144	10	2008	14	452
FOP	276	30	2000	83	2,681
TOTALS	1,800			1,477	47,707

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%	- 2023	80.75	119,268	1925	1925	0	0	60.00	40.00	
Heated Area: 1380 HX Base Yr 2023												



WAKULLA COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 1					Tax Dist:				
BUILDING MARKET VALUE					82,858				
TOTAL MARKET OB/XF VALUE					12,535				
TOTAL LAND VALUE - MARKET					29,000				
TOTAL MARKET VALUE					124,393				
SOH/AGL Deduction					4,723				
ASSESSED VALUE					119,670				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					69,670				
TOTAL JUST VALUE					124,393				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					116,184				
COA PER HX APP									
BLDG 2 EXW TO 6									
5YR CK JS DEMO XFOB PU XFOB X2 CHG									
SENT HX APP TO D. EDWARDS TO COMPLETE									
PERMIT NUM	DESCRIPTION			AMT	ISSUED				
B24-000372	BACK PORCH				04/03/2024				
OB24-000178	ROOF OVER/METAL				03/18/2024				
B20-000816	INT RENOV-CC			0	08/26/2020				
2011338	ALTERATION			0	05/24/2011				
2011189	ELECT			0	03/31/2011				
2010613	SEWER			0	07/15/2010				
SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1336/0182	11/08/2023	WD	U	I	30	100			
GRANTOR: CALLAWAY SHERRIE									
GRANTEE: EDWARDS DAVID & LAR									
0553/0864	9/23/2004	WD	U	V		100			
GRANTOR: EDWARDS JOE C JR & AR									
GRANTEE: CALLAWAY SHERRIE &									
BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1925] W32 DCX=[YR=2008] E12 N12 W12 S12\$ W14 S30 E46 FOP=[YR=2000] W46 S6 E46 N6\$ N30\$.									

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	0940	OPEN SHED	0 100	40	22	880.00	SF	4.00	4.00	100	1992	1992	3	20	704	
2	0211	CONCRETE W	0 100	10	4	40.00	SF	6.00	6.00	100	1993	1993	3	20	48	
3	0080	4' CHAINLI	0 100	0	0	125.00	LF	13.00	13.00	100	1993	1993	3	20	325	
4	0210	CONCRETE D	0 100	40	22	880.00	SF	6.00	6.00	100	1992	1992	3	20	1,056	
5	0211	CONCRETE W	0 100	46	4	184.00	SF	6.00	6.00	100	1996	1996	3	20	221	
6	0700	PORT BLDG	0 100	10	10	100.00	SF	8.00	8.00	100	2007	2007	3	68	544	
7	0209	CONCRETE P	0 100	95	3	285.00	SF	8.00	8.00	100	2014	2014	3	62	1,414	
8	0055	PORTABLE C	0 100	20	16	320.00	SF	3.00	3.00	100	2015	2015	3	67	643	
9	0125	MTL/VYL AC	0 100	0	0	345.00	LF	19.00	19.00	100	2021	2021	3	93	6,096	
10	0125	MTL/VYL AC	0 100	0	0	84.00	LF	19.00	19.00	100	2021	2021	3	93	1,484	

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

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 STRIP OF LAND THAT WAS A PART

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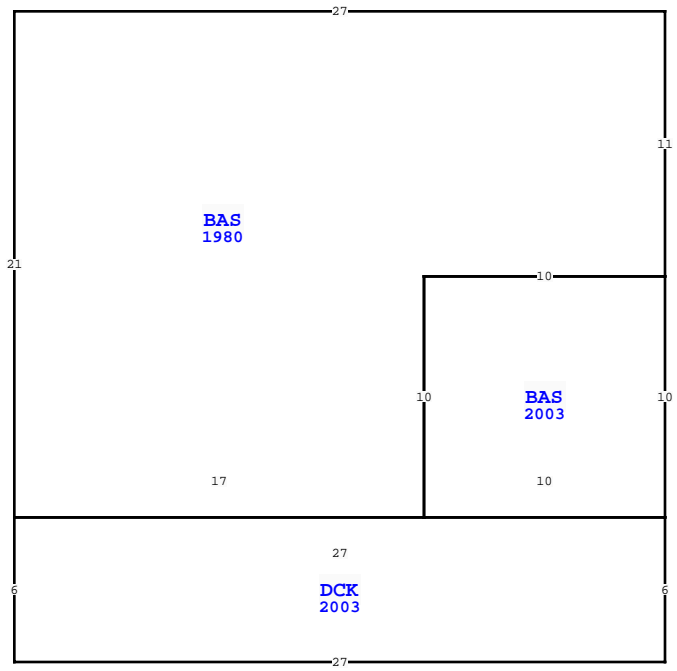
2024

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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	01	WOOD FRAME	100
Frame	02	WOOD FRAME	100
Exterior Wall	06	BD/BATTEN	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	04	PLYWOOD	80
Interior Wall	05	DRYWALL	20
Interior Floo	10	LAMINATED	80
Interior Floo	11	CLAY TILE	20
Heating Type	04	AIR DUCTED	100
Air Condition	03	CENTRAL	100
Bedrooms		1	100
Bathrooms		1	100
Story Height		0	100
Stories	1.	1.	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	467	100	1980
BAS	100	100	2003
DCK	162	10	2003
TOTALS	729		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	583	104.0400	98.84	57,624	1980	1984	0	0	0	39.00	61.00	
2 SINGLE FAM 100% - 2023 Heated Area: 567 HX Base Yr 2023													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 2
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			82,858
TOTAL MARKET OB/XF VALUE			12,535
TOTAL LAND VALUE - MARKET			29,000
TOTAL MARKET VALUE			124,393
SOH/AGL Deduction			4,723
ASSESSED VALUE			119,670
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			69,670
TOTAL JUST VALUE			124,393
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			116,184
D/C ARIE C EDWARDS OR 1299/812			
D/C JOSEPH CLINTON EDWARDS JR. OR 667/94			
RECORDED BUT NOT DC'S			
OWNRSHIP CHANGED PER EB, OBITUARYS ARE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1336/0182	11/08/2023	WD U		I	30	100
GRANTOR: CALLAWAY SHERRIE						
GRANTEE: EDWARDS DAVID & LAR						
0553/0864	9/23/2004	WD U		V		100
GRANTOR: EDWARDS JOE C JR & AR						
GRANTEE: CALLAWAY SHERRIE &						

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES

TOTAL OB/XF													
0													

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1980] W27 S21 E17 N10 E10 BAS=[YR=2003] W10 S10 E10									
DCK=[YR=2003] W27 S6 E27 N6\$ N10\$ N11\$. \$.									

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