12-5S-3W INDIAN SUMMER
S 1/2 OF TRACT 7A
OR 79 P 132 & OR 86 P 611

ROBERTS THOMAS MCCOY/ROBERTS JENNIFER KATHLEEN
139 CHEROKEE DR
SOPCHOPPY, FL 32358

2024

12-5S-03W-063-00742-001

WAKULLA COUNTY PROPERTY

BUILDING CHARACTERISTICS

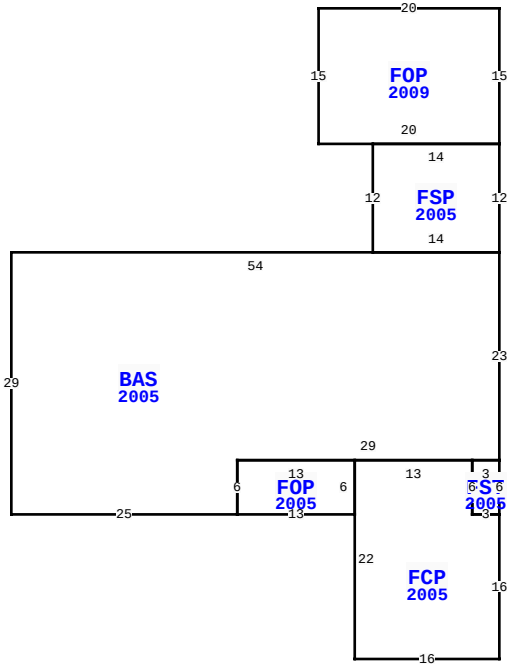
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	GALVALUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
Quality	03	AVERAGE
DOR CODE	0100	SINGLE FAMILY
MAP NUM	5	MKT AREA 02
NEIGHBORHOOD/LOC	63.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,392	100	2005	1,392	128,503
FCP	334	25	2005	84	7,755
FOP	78	30	2005	23	2,123
FOP	300	30	2009	90	8,308
FSP	168	55	2005	92	8,493
FST	18	55	2005	10	923
TOTALS	2,290			1,691	156,106

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,691	118.5000	112.58	190,373	2005	2005	0	0	0	18.00	82.00

2 SINGLE FAM 100% - 2006 Heated Area: 1392 HX Base Yr 2006



139 CHEROKEE DR, SOPCHOPPY

BLD DATE	06/27/2019	MMJT	LGL DATE	
XF DATE	06/27/2019	MMJT	LAND DATE	06/27/2019 MMJT
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		156,106
TOTAL MARKET OB/XF VALUE		13,678
TOTAL LAND VALUE - MARKET		37,500
TOTAL MARKET VALUE		207,284
SOH/AGL Deduction		60,912
ASSESSED VALUE		146,372
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		96,372
TOTAL JUST VALUE		207,284
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		209,901

NEW SPOUSE SSN PROVIDED. RMVD H5

H5 - NEED SPOUSE'S INFO

WR EXEMPTION REMOVED. THOMAS ROBERTS REMARRIED PER JESSICA ROBERTS DC OR 1228 P 30

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32402	SFD	0	09/20/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1352/0301	3/19/2024	QC	U	I	11	100
GRANTOR: ROBERTS THOMAS MCCOY						
GRANTEE: ROBERTS THOMAS MCCO						
1344/0366	1/19/2024	QC	U	I	11	100
GRANTOR: ROBERTS THOMAS MCCOY						
GRANTEE: ROBERTS THOMAS MCCO						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2009] W20 S15 E20 FSP=[YR=2005] W14 S12 E14
BAS=[YR=2005] W54 S29 E25 N6 E29 FST=[YR=2005] W3 S6 E3
FCP=[YR=2005] W3 N6 W13 FOP=[YR=2005] W13 S6 E13 N6$ S22 E16
N16$ N6$ N23$ N12$ N15$.

EXTRA FEATURES

LN	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	0210	CONCRETE D	0	100	12	16	192.00	SF	6.00	6.00	100	2005	2005	3	24	276	
2	0211	CONCRETE W	0	100	32	4	128.00	SF	6.00	6.00	100	1996	1996	3	20	154	
3	0210	CONCRETE D	0	100	22	21	462.00	SF	6.00	6.00	100	1996	1996	3	20	554	
4	0940	OPEN SHED	0	100	22	21	462.00	SF	4.00	4.00	100	1991	1991	3	20	370	
5	0210	CONCRETE D	0	100	22	21	462.00	SF	6.00	6.00	100	1996	1996	3	20	554	
6	0630	METAL UTL	0	100	14	21	294.00	SF	8.00	8.00	100	1991	1991	3	20	470	
7	0950	METAL SHED	0	100	16	21	336.00	SF	8.00	8.00	100	1991	1991	3	20	538	
8	0060	DECK WOOD	0	100	24	10	240.00	SF	5.00	5.00	100	2007	2007	3	40	480	
9	0955	PRIVACY FE	0	100	0	0	48.00	LF	15.00	15.00	100	2007	2007	3	40	288	
10	0620	WOOD UTL B	0	100	14	12	168.00	SF	6.00	6.00	100	1996	1996	3	20	202	

TOTAL OB/XF 3,886

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	100			0.00	0.00	5.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	37,500							

REVIEW DATE 06/27/2019 BY MMJT Total Acres: 5.00 Total Land Value: 37,500 Market: 0 Agricultural: 0 Common: 37,500 PRINTED 05/27/2026 BY SYS

12-5S-3W INDIAN SUMMER
S 1/2 OF TRACT 7A
OR 79 P 132 & OR 86 P 611

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SOPCHOPPY, FL 32358

2024

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BUILDING CHARACTERISTICS

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NEIGHBORHOOD/LOC	63.00	1.00/	

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WAKULLA COUNTY PROPERTY

PAGE 2 of 2 3

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NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		209,901

5 YR PRCL CK, DEL XFOB LN 21.
PU XFOB LN 15-17
5 YR PRCL CH, PU CORR DIMENS XFOB LN 8 & 12,
REMAILED HX CARD

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: ROBERTS THOMAS MCCOY						
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BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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
11	0620	WOOD UTL B	0	100	14	10	140.00	SF	6.00	6.00	100	2007	2007	3	30	252	
12	0940	OPEN SHED	0	100	17	9	153.00	SF	4.00	4.00	100	2007	2007	3	30	184	
13	0700	PORT BLDG	0	100	14	8	112.00	SF	8.00	8.00	100	1991	1991	3	48	430	
14	0030	BARN,POLE	0	100	32	20	640.00	SF	9.00	9.00	100	2014	2014	3	62	3,571	
15	0030	BARN,POLE	0	100	36	14	504.00	SF	9.00	9.00	100	2015	2015	3	67	3,039	
16	0030	BARN,POLE	0	100	32	12	384.00	SF	9.00	9.00	100	2015	2015	3	67	2,316	

LAND DESCRIPTION

TOTAL OB/XF 9,792

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/27/2019 BY MMJT Total Acres: 5.00 Total Land Value: 37,500 Market: 0 Agricultural: 0 Common: 37,500 PRINTED 05/27/2026 BY SYS