12-5S-3W
INDIAN SUMMER
LOTS 37,38, 39 & 40

MCCALL NELLE E
126 MUNICIPAL AVE
SOPCHOPPY, FL 32358

2024

12-5S-03W-063-00759-000

BUILDING CHARACTERISTICS

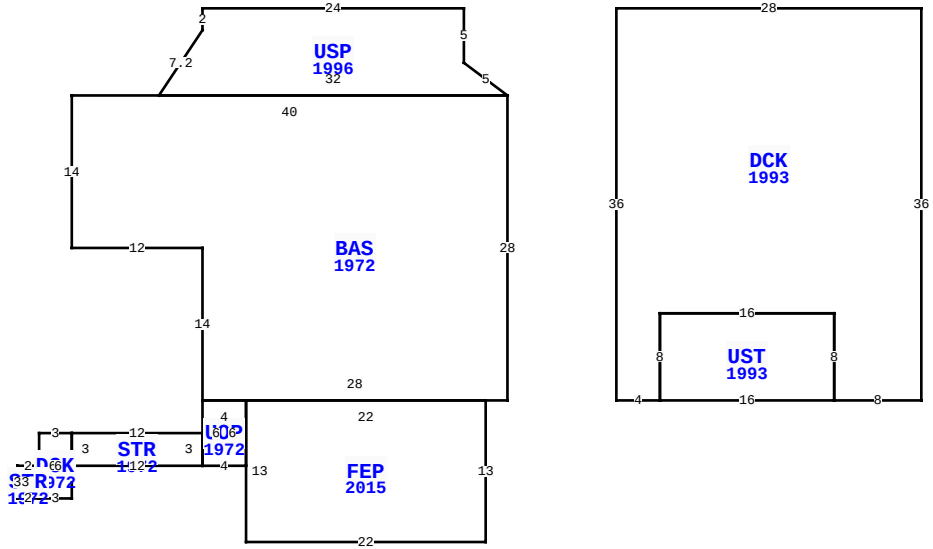
ELEMENT	CD	CONSTRUCTION
Foundation	04	PILE WOOD 100
Frame	02	WOOD FRAME 100
Exterior Wall	11	AVERAGE 80
Exterior Wall	08	WD ON PLY 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 80
Interior Wall	06	CUST PANEL 20
Interior Floo	09	PINE WOOD 100
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		2 100
Bathrooms		1.5 100
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	952	100	1972	952	76,762
DCK	18	10	1972	2	161
DCK	880	10	1993	88	7,096
FEP	286	80	2015	229	18,465
STR	6	10	1972	1	81
STR	36	10	1972	4	323
UOP	24	20	1972	5	403
USP	210	40	1996	84	6,773
UST	128	45	1993	58	4,677
TOTALS	2,540			1,423	114,740

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,423	128.6000	122.17	173,848	1972	1989	0	0	0	34.00	66.00

1 SINGLE FAM 100% - 0 Heated Area: 1181 HX Base Yr



299 SEMINOLE LN, SOPCHOPPY

BLD DATE	07/01/2019	MMSR	LGL DATE		
XF DATE	07/01/2019	MMSR	LAND DATE	07/01/2019	MMSR
INC DATE			AG DATE		

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		114,740
TOTAL MARKET OB/XF VALUE		546
TOTAL LAND VALUE - MARKET		69,000
TOTAL MARKET VALUE		184,286
SOH/AGL Deduction		99,316
ASSESSED VALUE		84,970
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		34,970
TOTAL JUST VALUE		184,286
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		176,956

COA PER WAK TCO

5 YR PRCL CH, N/C

CORR TRAV, PU XFOB LN 1

5 YR PRCL CH, CORR BLDG CODE & LAND CODE,

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1108/0083	4/30/2019	QC	U	I	30	100
GRANTOR: OTT RICHARD H & NELLE						
GRANTEE: MCCALL NELLE E						
0290/0760	12/31/1996	WD	U	I		72,500
GRANTOR: OTT RICHARD H & NELLE						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=1996] U3 L4 N5 W24 S2 L4 D6 E32$ BAS=[YR=1972] W40 S14 E12 S14 UOP=[YR=1972] S6 STR=[YR=1972] N3 W12 DCK=[YR=1972] W3 S6 STR=[YR=1972] N3 W2 S3 E2$ E3 N6$ S3 E12$ E4 N6 FEP=[YR=2015] S13 E22 N13 W22$ W4$ E28 PTR=E10 DCK=[YR=1993] E4 N8 E16 S8 UST=[YR=1993] N8 W16 S8 E16$ E8 N36 W28 S36$ W10$ N28$.

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	0131	FIRE PLACE	0	100	0	0	1.00	UT	700.00	700.00	100	2012	2012	3	78	546	

LAND DESCRIPTION

TOTAL OB/XF 546

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	000132	C	SFR RIVER	100			0.00	0.00	3.00	LT		1.00	1.00	1.00	23,000.00	23,000.00	69,000							

REVIEW DATE 07/01/2019 BY MMSR Total Acres: 3.76 Total Land Value: 69,000 Market: 0 Agricultural: 0 Common: 69,000 PRINTED 06/10/2026 BY SYS