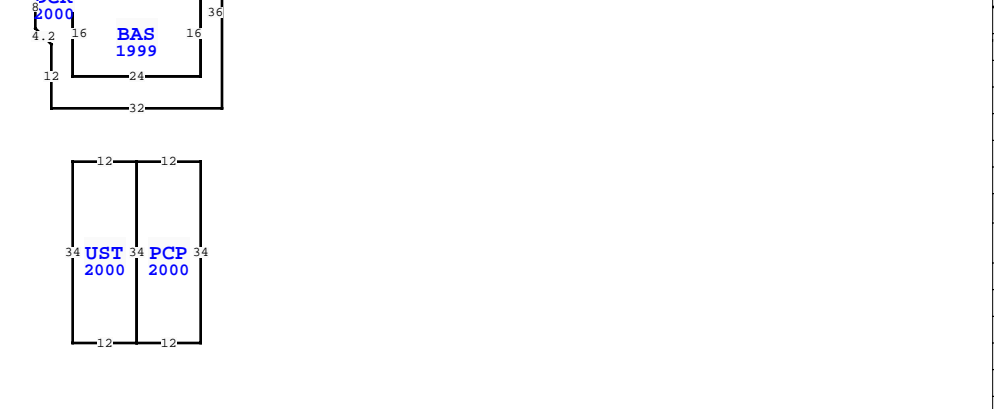


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	04	PILE WOOD 100
Frame	02	WOOD FRAME 100
Exterior Wall	11	AVERAGE 80
Exterior Wall	11	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 70
Interior Wall	06	CUST PANEL 30
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		1 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
0100	01	2,168	123.2000	117.04	253,743	1979	2005	0	0	1	18.00	81.00	
1 SINGLE FAM 100% - 2022 Heated Area: 1824 HX Base Yr 2022													



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1979	1,440	136,516
BAS	384	100	1999	384	36,404
DCK	220	10	1979	22	2,086
DCK	641	10	2000	64	6,068
PCP	408	10	2000	41	3,887
STR	39	10	2000	4	379
UOP	144	20	2013	29	2,749
UST	408	45	2000	184	17,443
TOTALS	3,684			2,168	205,532

Quality	03	AVERAGE
DOR CODE	0100	SINGLE FAMILY
MAP NUM	5	MKT AREA
		02
NEIGHBORHOOD/LOC	63.00	1.00/

BLD DATE	07/03/2019	MMJT	LGL DATE	
XF DATE	07/03/2019	MMJT	LAND DATE	07/03/2019
INC DATE			AG DATE	

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	0210	CONCRETE D	0	100	0	0	1,323.00	SF	6.00	6.00	100	2000	2000	3	20	1,588	
2	0250	ASPHALT AV	0	100	0	0	330.00	SF	2.00	2.00	100	2001	2001	3	20	132	
3	0620	WOOD UTL B	0	100	18	10	180.00	SF	6.00	6.00	100	2005	2005	3	24	259	
4	0210	CONCRETE D	0	100	0	0	456.00	SF	6.00	6.00	100	2017	2017	3	76	2,079	

453 SEMINOLE LN, SOPCHOPPY														
TOTAL OB/XF														4,058

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	1.00	LT		1.00	1.00	1.00	23,000.00	23,000.00	23,000							
2	000115	C	SFR ACRES	100		R1	0.00	0.00	3.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	22,500							

														4,058
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WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY				STANDARD	
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				205,532	
TOTAL MARKET OB/XF VALUE				4,058	
TOTAL LAND VALUE - MARKET				45,500	
TOTAL MARKET VALUE				255,090	
SOH/AGL Deduction				12,585	
ASSESSED VALUE				242,505	
TOTAL EXEMPTION VALUE				50,000	
BASE TAXABLE VALUE				192,505	
TOTAL JUST VALUE				255,090	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				254,770	

1, PU XFOB LN 4.			
5 YR PRCL CK, CHG EXW, FLOR, CHG DIM XFOB LN			
IN SC.			
JAGER PER EMAIL REQUEST, CLAIMING RESIDENCY			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2012569	MECH	0	08/24/2012
2012555	REPAIR	0	08/20/2012
024172	ADDIT	0	10/15/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1209/0448	4/23/2021	WD	Q	I	01	283,900

GRANTOR: JAGER GLEN J & BILLI						
GRANTEE: REYNOLDS KATHERINE						
0221/0141	10/19/1993	QC	U	I		8,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=1979] W16 S8 W24 S44 E24 N28 UOP=[YR=2013] S12 E12													
DCK=[YR=2000] W12 S32 W24 BAS=[YR=1999] E24 N16 W24 S16\$ N68													
DCK=[YR=1979] S8 E24 N12 W7 S4 W17\$ W4 S48 D3 L3 S8 D3 R3													
S12 E32 PTR=S10 W4 PCP=[YR=2000] W12 S34 UST=[YR=2000] N34													
W12 S34 E12\$ E12 N34\$ E4 N10\$ N36 STR=[YR=2000] S13 E3 N13													
W3\$ E8 N2\$ N12 W12\$ E16 N24\$.													