

INDIAN SUMMER  
LOT 82  
OR 61 P 539

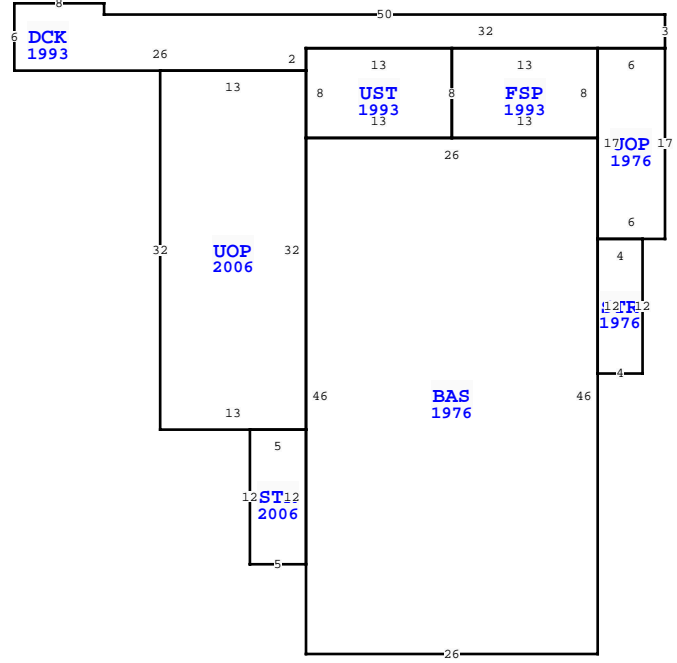
MCCLAIN D DWAYNE/MCCLAIN ELIZABETH B  
545 SEMINOLE LANE  
SOPCHOPPY, FL 32358

2024

12-5S-03W-063-00803-082

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	04	PILE WOOD	100
Frame	02	WOOD FRAME	100
Exterior Wall	05	HARDIE BRD	80
Exterior Wall	06	BD/BATTEN	20
Roof Structure	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	100
Interior Wall	04	PLYWOOD	50
Interior Wall	05	DRYWALL	50
Interior Floor	12	HARDWOOD	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	63.00	1.00/	

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%	- 0									Heated Area: 1196 HX Base Yr	



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,196	100	1976	1,196	67,667
DCK	234	10	1993	23	1,301
FSP	104	55	1993	57	3,225
STR	48	10	1976	5	283
STR	60	10	2006	6	340
UOP	102	20	1976	20	1,132
UOP	416	20	2006	83	4,696
UST	104	45	1993	47	2,659
TOTALS	2,264			1,437	81,302

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	14	10			4.00	100	2005	2005	3	24	134	
2	0370	BOATDOCK P	0	100	8	16			12.00	100	1993	1993	3	20	307	
3	0050	CARPORT UN	0	100	20	14			9.00	100	2005	2005	3	64	1,613	
4	0100	6" CHAINLI	0	100	0	0			19.00	100	2016	2016	3	72	1,259	
5	0955	PRIVACY FE	0	100	0	0			15.00	100	2018	2018	3	95	342	

LAND DESCRIPTION																								
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	1.00	LT		1.00	1.00	1.00	23,000.00	23,000.00	23,000							

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		81,302	
TOTAL MARKET OB/XF VALUE		3,655	
TOTAL LAND VALUE - MARKET		23,000	
TOTAL MARKET VALUE		107,957	
SOH/AGL Deduction		30,036	
ASSESSED VALUE		77,921	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		27,921	
TOTAL JUST VALUE		107,957	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		106,632	
5 YR PRCL CK, CHG EXW, QUAL, PU XFOB LN 5			
DEL XFOB LN 5			
5 YR PRCL CH, CORR BLDG TYPE, PU XFOB LN 4,			
5-6, CHG CODE XFOB LN 3, CHG DIMENS XFOB LN 4			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2012472	REPAIR	0	07/18/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0163/0273	3/01/1990	WD Q	Q	I		44,600

BUILDING NOTES									
GRANTOR:									
GRANTEE:									

BUILDING DIMENSIONS									
DCK=[YR=1993] W50 N1 W8 S6 E26 UOP=[YR=2006] W13 S32 E13									
STR=[YR=2006] W5 S12 E5 N12\$ N32\$ N2 E32 UOP=[YR=1976] W6									
FSP=[YR=1993] W13 S8 UST=[YR=1993] N8 W13 S8 E13\$ E13									
BAS=[YR=1976] W26 S46 E26 N46\$ N8\$ S17 STR=[YR=1976] S12 E4 N12 W4\$ E6 N17\$ N3\$.									