12-5S-3W INDIAN SUMMER SUBD
E 1/2 OF LOT 91-A
OR 112 P 126 OR 426 P 336

SCHAMBER WILLIAM D/SCHAMBER EILEEN M
44 CHEYENNE DR
SOPCHOPPY, FL 32358

2024

12-5S-03W-063-00810-002

BUILDING CHARACTERISTICS

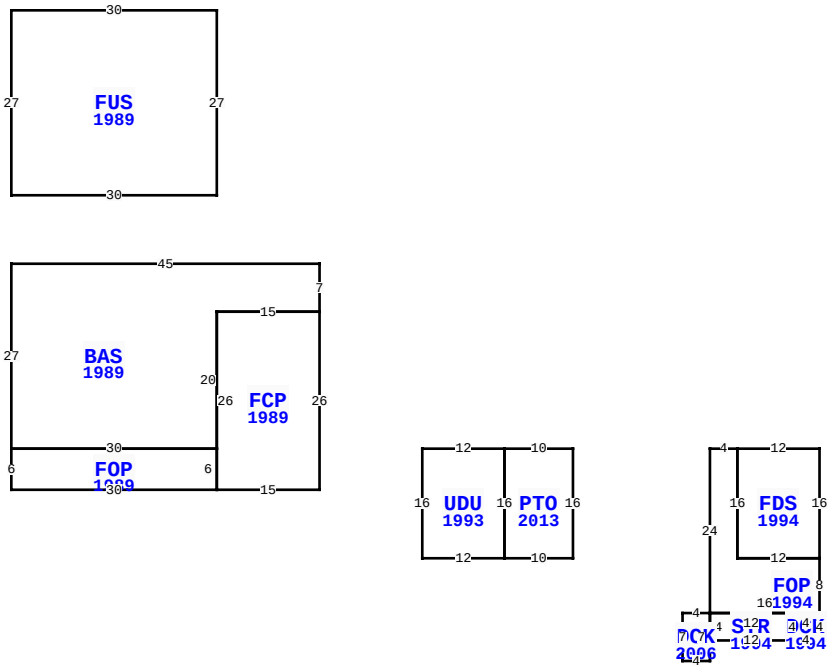
ELEMENT	CD	CONSTRUCTION
Foundation	01	WOOD FRAME 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2 100
Story Height		0 100
Stories	2.	2. 100
Units		0 100
Quality	03	AVERAGE
DOR CODE	0100	SINGLE FAMILY
MAP NUM	5	MKT AREA 01
NEIGHBORHOOD/LOC	63.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	915	100	1989	915	61,387
DCK	16	10	1994	2	134
DCK	28	10	2006	3	201
FCP	390	25	1989	98	6,575
FDS	192	75	1994	144	9,661
FOP	180	30	1989	54	3,623
FOP	192	30	1994	58	3,891
FUS	810	100	1989	810	54,342
PTO	160	5	2013	8	537
STR	48	10	1994	5	335
TOTALS	3,123			2,203	147,797

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,203	107.0000	101.65	223,935	1989	1989	0	0	0	34.00	66.00

1 SINGLE FAM 100% - 0 Heated Area: 1725 HX Base Yr



** This building has 11 Sub-Areas

44 CHEYENNE DR, SOPCHOPPY

BLD DATE	06/28/2019	MMJT	LGL DATE		
XF DATE	06/28/2019	MMJT	LAND DATE	06/28/2019	MMJT
INC DATE			AG DATE		

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		147,797
TOTAL MARKET OB/XF VALUE		3,292
TOTAL LAND VALUE - MARKET		37,725
TOTAL MARKET VALUE		188,814
SOH/AGL Deduction		121,302
ASSESSED VALUE		67,512
TOTAL EXEMPTION VALUE	HX HB VX WX	52,512
BASE TAXABLE VALUE		15,000
TOTAL JUST VALUE		188,814
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		190,100

5 YR PRCL CK, CHG STORIES.
5 YR PRCL CH, PU CORR TRAV, PU XFOB LN 4
PH#9622768 CELL#320.5285
AND PER PHONE CONVERSATION WITH DR.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2012845	RE-ROOF	0	12/17/2012
2006450	UTILITY	0	03/10/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0958/0096	1/14/2014	CR	U	I	30	100
GRANTOR: SCHAMBER EILEEN						
GRANTEE: SCHAMBER WILLIAM D						
0931/0095	1/14/2014	QC	U	I	30	100
GRANTOR: SCHAMBER EILEEN						
GRANTEE: SCHAMBER WILLIAM D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1989] W45 PTR=N10 FUS=[YR=1989] E30 N27 W30 S27$ S10$ S27 E30 N20 E15 FCP=[YR=1989] W15 S26 FOP=[YR=1989] N6 W30 S6 E30$ E15 N26 $ PTR=E15 S20 UDU=[YR=1993] S16 E12 N16 PTO=[YR=2013] S16 E10 N16 PTR= E20 FOP=[YR=1994] S24 E16 DCK=[YR=1994] W4 S4 STR=[YR=1994] N4 W12 DCK=[YR=2006] W4 S7 E4 N7$ S4 E12$ E4 N4$ N8 W12 N16 FDS=[YR=1994] S16 E12 N16 W12$ W4$ W20$ W10$ W12$ N20 W15$ N7$.

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	0130	FIRE PLACE	0	100	0	0	1.00	UT	1,300.00	1,300.00	100	2006	2006	3	66	858	
2	0211	CONCRETE W	0	100	30	10	300.00	SF	6.00	6.00	100	2006	2006	3	27	486	
3	0700	PORT BLDG	0	100	30	12	360.00	SF	8.00	8.00	100	2006	2006	3	66	1,901	
4	0211	CONCRETE W	0	100	5	3	15.00	SF	6.00	6.00	100	2012	2012	3	52	47	

LAND DESCRIPTION

TOTAL OB/XF 3,292

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	5.03	AC		1.00	1.00	1.00	7,500.00	7,500.00	37,725							

REVIEW DATE 06/28/2019 BY MMJT Total Acres: 5.03 Total Land Value: 37,725 Market: 0 Agricultural: 0 Common: 37,725 PRINTED 04/08/2026 BY SYS