

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	01	WOOD FRAME	100
Frame	02	WOOD FRAME	100
Exterior Wall	04	SINGLE SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	100
Interior Wall	02	WALL BD/WD	100
Interior Floo	09	PINE WOOD	100
Heating Type	02	CONVECTION	100
Air Condition	01	NONE	100
Bedrooms		3	100
Bathrooms		1	100
Story Height		0	100
Stories	1.	1.	100
Units		0	100
Quality	01	MINIMUM	
DOR CODE	5000	IMPRVD AG RES	
MAP NUM	5	MKT AREA	13
NEIGHBORHOOD/LOC	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	320	100	1950
BAS	902	100	1950
UOP	336	20	1993
UOP	49	20	2019
USP	200	40	1950
TOTALS	1,807		

MARKET ADJUSTMENTS																															
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																				
0100	01	1,379	57.7500	54.86	75,652	1950	1950	0	0	60.00	40.00																				
1 SINGLE FAM 0% - 0 Heated Area: 1222 HX Base Yr																															
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>08/14/2015</th> <th>MMSR</th> <th>LGL DATE</th> <th>08/03/2018</th> <th>MMSR</th> </tr> </thead> <tbody> <tr> <td>XF DATE</td> <td>08/14/2015</td> <td>MMSR</td> <td>LAND DATE</td> <td></td> <td></td> </tr> <tr> <td>INC DATE</td> <td></td> <td></td> <td>AG DATE</td> <td></td> <td></td> </tr> </tbody> </table>														BLD DATE	08/14/2015	MMSR	LGL DATE	08/03/2018	MMSR	XF DATE	08/14/2015	MMSR	LAND DATE			INC DATE			AG DATE		
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WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			87,971
TOTAL MARKET OB/XF VALUE			893
TOTAL LAND VALUE - MARKET			112,575
TOTAL MARKET VALUE			106,967
SOH/AGL Deduction			13,723
ASSESSED VALUE			93,244
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			93,244
TOTAL JUST VALUE			201,439
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			92,726
CORRECT LAND ACRE PER 2022 ERROR			
MM PRMTCX NEW SWMH XFOBS ADD UOP2017			
SEE PARCEL 000-03942-006 R21076-7			
CERT OF CORRECTION 2020-21 R21074-5 REMOVE HX			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000708	MH-CO	0	07/27/2022
30952	RENOVATE	0	10/31/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1119/0807	8/02/2019	QC	U	I	30	100
GRANTOR: BROWN RONALD K JR & H						
GRANTEE: BROWN RONALD K JR						
0788/0434	3/13/2009	WD	U	I	14	100
GRANTOR: BROWN SIDNEY NORRIS (						
GRANTEE: BROWN RONALD K JR &						

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	0	9	7			4.00	100	1980	1980	3	20	50	
2	0620	WOOD UTL B	0	0	8	8			6.00	100	1980	1980	3	20	77	
3	0940	OPEN SHED	0	0	9	7			4.00	100	1980	1980	3	20	50	
4	0020	BARN, FRAME	0	0	16	10			12.00	100	1990	1990	3	20	384	
5	0940	OPEN SHED	0	0	16	8			4.00	100	1990	1990	3	20	102	
6	0940	OPEN SHED	0	0	16	18			4.00	100	1990	1990	3	20	230	
TOTALS														893		

BUILDING NOTES													
180 LONNIE BROWN RD, SOPCHOPPY													

BUILDING DIMENSIONS													
BAS=[YR=1950] W16 UOP=[YR=2019] N7W7S7E7\$ USP=[YR=1950] W10													
BAS=[YR=1950] N2W41S22E9 UOP=[YR=1993] S8E42N8W42\$ E32N20\$ S20E10N20\$S20E16N20\$.													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000110	C	SFR RURAL	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,000							
2	005970	A	TIMBER MIX 1	0			0.00	0.00	5.51	AC		1.00	1.00	1.00	325.00	325.00	1,791							
3	005910	A	HARDWOOD LOW	0			0.00	0.00	5.00	AC		1.00	1.00	1.00	100.00	100.00	500							
4	006000	A	PASTURE 1	0			0.00	0.00	2.50	AC		1.00	1.00	1.00	325.00	325.00	812							

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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 Floor	07	VYL PLANK	100
Heating Type	04	AIR DUCTED	100
Air Condition	03	CENTRAL	100
Bedrooms		2	100
Bathrooms		2	100
Stories	1.	1.	100
Class	00	N/A	100
Units		0	100
Quality	03	AVERAGE	
DOR CODE	5000 IMPRVD AG RES		
MAP NUM	5	MKT AREA	13
NEIGHBORHOOD/LOC	000 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	840	100	2022
DCK	16	10	2022
DCK	16	10	2022
TOTALS	872		

MARKET ADJUSTMENTS																												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																	
2	MOBILE HOM	0%	- 0		77.70	65,579	2017	2017	0	0	12.00	88.00																
Heated Area: 840 HX Base Yr																												
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NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			92,726
CORRECT LAND LINE DESC			
2022 AG RENEWAL RECD			
2021 AG RENEWAL RECD			
REMOVE HX-WAS SIDNEY BROWN			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1119/0807	8/02/2019	QC	U	I	30	100
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GRANTEE: BROWN RONALD K JR						
0788/0434	3/13/2009	WD	U	I	14	100
GRANTOR: BROWN SIDNEY NORRIS (						
GRANTEE: BROWN RONALD K JR &						

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
180 LONNIE BROWN RD, SOPCHOPPY														
TOTAL OB/XF 0														

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2022] W39 DCK=[YR=2022] N4W4S4E4\$ W21S14E42													
DCK=[YR=2022] S4E4N4W4\$ E18N14\$.													

LAND DESCRIPTION														TOTAL OB/XF													
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			