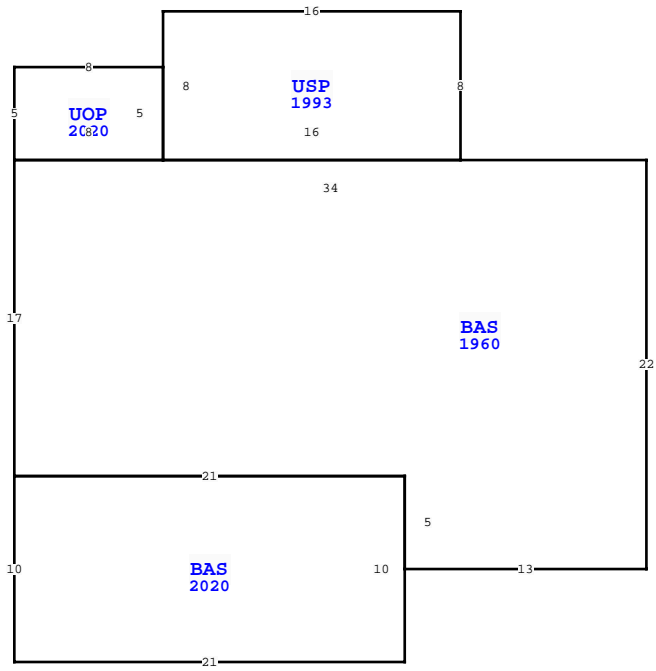


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	03	MASONRY	100
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	13	GALVALUM	100
Interior Wall	01	MINIMUM	80
Interior Wall	05	DRYWALL	20
Interior Floor	08	SHT VINYL	80
Interior Floor	14	CARPET	20
Heating Type	02	CONVECTION	100
Air Condition	02	WINDOW	100
Bedrooms		2	100
Bathrooms		1	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	13
NEIGHBORHOOD/LOC	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	643	100	1960
BAS	210	100	2020
UOP	40	20	2020
USP	128	40	1993
TOTALS	1,021		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	912	88.0500	83.65	76,289	1960	2010	0	0	13.00	87.00		
1 SINGLE FAM 0% - 2023 Heated Area: 853 HX Base Yr													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			66,371
TOTAL MARKET OB/XF VALUE			11,693
TOTAL LAND VALUE - MARKET			70,000
TOTAL MARKET VALUE			148,064
SOH/AGL Deduction			24,764
ASSESSED VALUE			123,300
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			123,300
TOTAL JUST VALUE			148,064
NCON VALUE			24,733
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			95,923

FR 5YR CK 8/18/23; +/- XFOBS, PU NEW TRAV			
AMENDED TRIM SENT - NEW OWNER			
5 YR PRCL CH, N/C			
5 YR PRCL CH, CHG QUAL, CORR DIMENS XFOB LN 2			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1278/0350	8/05/2022	WD Q	Q	I	01	200,000
GRANTOR: AILSTOCK DONALD & JOY						
GRANTEE: FALANY CURTIS E &						
1122/0202	8/22/2019	WD Q	Q	I	01	76,100
GRANTOR: JOHN T SEWLL JR TRUST						
GRANTEE: AILSTOCK DONALD & J						

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	0620	WOOD UTL B	0	0	8	10	80.00	SF	6.00	6.00	100	1980	1980	3	20	96	
2	0050	CARPORT UN	0	0	20	10	200.00	SF	9.00	9.00	100	1999	1999	3	56	1,008	
7	0213	CONCRETE P	0	0	14	10	140.00	SF	6.00	6.00	100	2024	2023	AV	100	840	
8	0060	DECK WOOD	0	0	12	12	144.00	SF	5.00	5.00	100	2024	2023	AV	100	720	
9	0375	WOOD WALK	0	0	44	4	176.00	SF	15.00	15.00	100	2024	2023	AV	100	2,640	
10	0350	BOATDOCK A	0	0	8	8	64.00	SF	26.40	26.40	100	2024	2023	GD	100	1,690	
11	0350	BOATDOCK A	0	0	20	10	200.00	SF	26.40	26.40	100	2024	2020	GD	89	4,699	

LAND DESCRIPTION																								
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	000132	C	SFR RIVER	0			0.00	0.00	140.00	FF		1.00	1.00	1.00	500.00	500.00	70,000							

BUILDING NOTES													
BLD DATE 07/23/2018 MMSR LGL DATE 07/23/2018 MMSR													
XF DATE 07/23/2018 MMSR AG DATE 07/23/2018 MMSR													
INC DATE													
28 N EASY ST, SOPCHOPPY													

BUILDING DIMENSIONS													
BAS=[YR=1960;ORIG=0,0] W34 S17 E21 S5 E13 N22 \$													
BAS=[YR=2020;ORIG=-34,17] E21 S10 W21 N10 \$													
USP=[YR=1993;ORIG=-26,0] E16 N8 W16 S8 \$													
UOP=[YR=2020;ORIG=-34,-5] E8 S5 W8 N5 \$													