

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	03	CONCR STEM	100
Frame	02	WOOD FRAME	100
Exterior Wall	30	VINYL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	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	1.	1.	100
Units		0	100
Quality	08	FAIR	
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	1,570	100	1993
FCP	180	25	1993
FOP	400	30	1993
FSP	200	55	1993
TOTALS	2,350		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,845	99.0000	94.05	173,522	1988	1990	0	0	33.00	67.00
1 SINGLE FAM 100% - 1996 Heated Area: 1570 HX Base Yr 1996											
97 N EASY ST, SOPCHOPPY											
BLD DATE	07/24/2018	MMJT	LGL DATE	07/24/2018	MMJT	AG DATE	07/24/2018	MMJT			
XF DATE	07/24/2018	MMJT	LAND DATE			AG DATE					
INC DATE											

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				116,260		
TOTAL MARKET OB/XF VALUE				7,331		
TOTAL LAND VALUE - MARKET				15,700		
TOTAL MARKET VALUE				139,291		
SOH/AGL Deduction				14,347		
ASSESSED VALUE				124,944		
TOTAL EXEMPTION VALUE				HX HB SX 100,000		
BASE TAXABLE VALUE				24,944		
TOTAL JUST VALUE				139,291		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				140,740		
FR, 5 YR CK, NC						
INCR EYB 1988-1990 HVAC-CC 5-2022						
UPDATE HX APP YR						
5 YR PRCL CK, CHG RCVR, EYB, QUAL.						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
OB22-000345	HVAC-CC	0	05/25/2022			
20000011	REROOF-CO	0	01/13/2020			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0924/0547	10/23/2013	QC	U	I	11	100
GRANTOR: JETT ALICE L						
GRANTEE: MCNIEL ALICE L						
0258/0551	7/18/1995	WD	Q	I		85,000
GRANTOR:						
GRANTEE:						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=1993] W12 FSP=[YR=1993] W20 S10 E20 N10 \$ S10 W20 FCP=[YR=1993] N10 W18 S10 E18\$ W18 S29 FOP=[YR=1993] S8 E50 N8 W50 \$E50 N39 \$.						

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	0700	PORT BLDG	0	100	20	10			8.00	100	1987	1987	3	44	704	
2	0080	4' CHAINLI	0	100	0	0			13.00	100	1988	1988	3	20	442	
3	0140	FIRE PLACE	0	100	0	0			1,900.00	100	1988	1988	3	45	855	
4	0960	SCREEN ROO	0	100	14	8			21.00	100	2001	2001	3	58	1,364	
5	0050	CARPORT UN	0	100	0	0			9.00	100	2000	2000	3	57	3,160	
6	0210	CONCRETE D	0	100	0	0			6.00	100	2000	2000	3	20	806	
TOTAL OB/XF												7,331				

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	000100	C	SFR	100			70.00	160.00	3.14	LT		1.00	1.00	1.00	5,000.00	5,000.00	15,700							