

13-3S-5W P-21-M-6
 PARCEL OF LAND 60 X 200
 OR 29 P 870 OR 134 P 348

JOHNSON DAVID PIERCE/JOHNSON TERESA LYNN
 98 EASY STREET N
 SOPCHOPPY, FL 32358

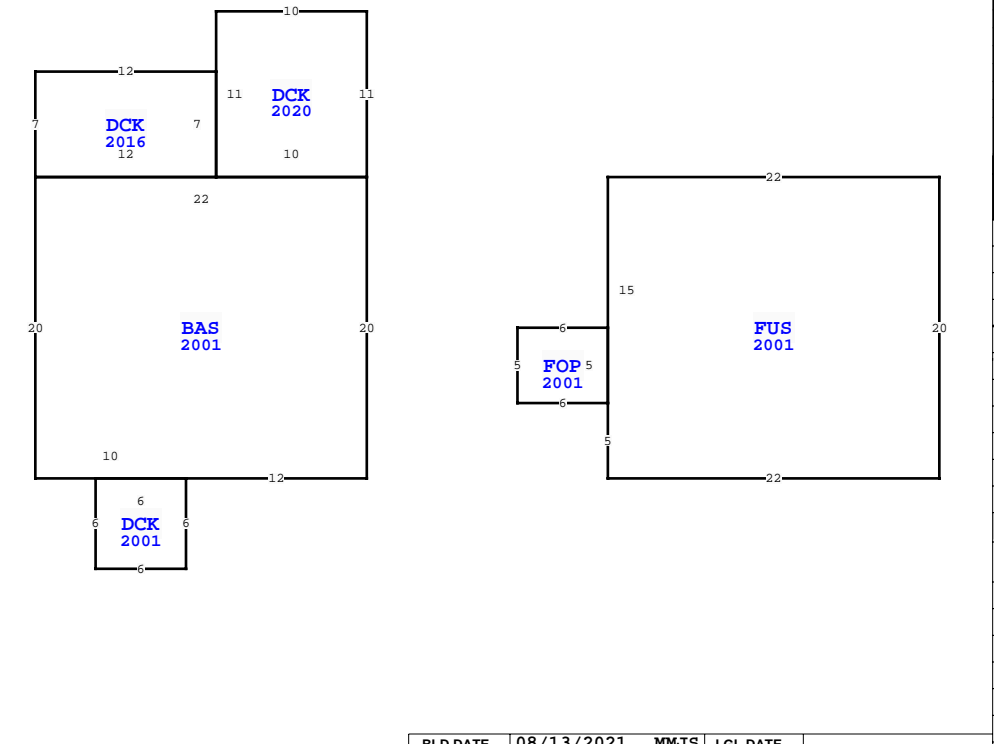
2024

13-3S-05W-000-00063-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	01	FLAT 100
Roof Cover	02	ROLL COMP 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		2 100
Bathrooms		1 100
Story Height		0 100
Stories	2.	2. 100
Units		0 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	912	91.8000	87.21	79,536	2001	2005	0	0	18.00	82.00		



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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	440	100	2001	440	31,465
DCK	36	10	2001	4	286
DCK	84	10	2016	8	572
DCK	110	10	2020	11	786
FOP	30	30	2001	9	644
FUS	440	100	2001	440	31,465
TOTALS	1,140			912	65,220

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			65,220
TOTAL MARKET OB/XF VALUE			2,020
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			102,240
SOH/AGL Deduction			20,640
ASSESSED VALUE			81,600
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			31,600
TOTAL JUST VALUE			102,240
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			85,595
2022 PORT FROM 13-3S-05W-000-00035-000			
INCR EYB 2001-2005 PRMT OB21-000400			
8			
NEW DCK IN NEW TRAVERSE DEL XFOB LN 2-4 PU 6-			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000400	RE-ROOF-CO	0	07/19/2021
21000633	SHED-CO	0	06/21/2021
028322	ELEC	0	10/24/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1105/0725	4/02/2019	WD Q	Q	I	01	79,000
GRANTOR: BELL MICHAEL A & MARC						
GRANTEE: JOHNSON DAVID PIERC						
0558/0044	9/15/2004	WD Q	Q	I		132,500
GRANTOR: THIGPEN						
GRANTEE: BELL						

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	0130	FIRE PLACE	0	100	0	1.00	UT	1,300.00	1,300.00	100	2001	2001	3	58	754	
2	0210	CONCRETE D	0	100	10	60.00	SF	6.00	6.00	100	2001	2001	3	20	72	
3	0605	PORT VINYL	0	100	5	10.00	SF	0.00	0.00	100	2020	2020	3	89	0	
4	0625	PORT WD UT	0	100	20	200.00	SF	6.00	6.00	100	2021	2021	3	93	1,116	
5	0060	DECK WOOD	0	100	4	16.00	SF	5.00	5.00	100	2020	2020	3	97	78	

BUILDING NOTES													
46 N EASY ST, SOPCHOPPY													

BUILDING DIMENSIONS													
DCK 2020= W10 S11 E10 BAS={YR=2001} W22 DCK 2016= E12 N7 W12 S7\$ S20 E10 DCK 2001= W6 S6 E6 N6\$ E12 PTR= E16 FUS 2001= E22 N20 W22 S15 FOP 2001= N5 W6 S5 E6\$ S5\$ W16\$ N20\$ N11\$.													

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	000132	C	SFR RIVER	100			70.00	200.00	70.00	FF		1.00	1.00	1.00	500.00	500.00	35,000							