

13-3S-5W P-36-M-6
 PARCEL OF LAND 125 X 100
 OR 74 P 523 OR 131 P 643

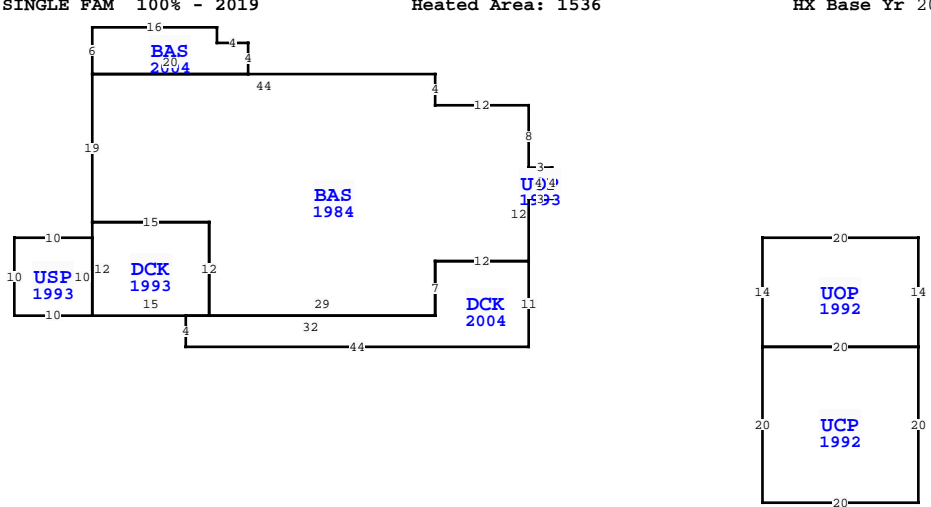
LYON MICHAEL MCALLISTER
 162 JACK LANGSTON RD
 SOPCHOPPY, FL 32358

2024

13-3S-05W-000-00064-000

ELEMENT	CD	CONSTRUCTION
Foundation	01	WOOD FRAME 100
Frame	02	WOOD FRAME 100
Exterior Wall	14	WD SHINGLE 100
Roof Structur	02	SHED 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Heating Type	03	FORCED AIR 100
Air Condition	02	WINDOW 100
Bedrooms		2 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 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
1	SINGLE FAM	100%	- 2019		Heated Area: 1536					HX Base Yr 2019	



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,424	100	1984	1,424	89,122
BAS	112	100	2004	112	7,010
DCK	180	10	1993	18	1,127
DCK	260	10	2004	26	1,627
UCP	400	20	1992	80	5,007
UOP	280	20	1992	56	3,505
UOP	12	20	1993	2	125
USP	100	40	1993	40	2,503
TOTALS	2,768			1,758	110,026

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		110,026	
TOTAL MARKET OB/XF VALUE		9,266	
TOTAL LAND VALUE - MARKET		5,000	
TOTAL MARKET VALUE		124,292	
SOH/AGL Deduction		15,478	
ASSESSED VALUE		108,814	
TOTAL EXEMPTION VALUE		HX HB SX 100,000	
BASE TAXABLE VALUE		8,814	
TOTAL JUST VALUE		124,292	
NCON VALUE		3,670	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		111,097	
FR 5YR CK 8/17/23; PU XFOB			
ADD SX FOR 2019			
ADD HX FOR 2019, NO PORT-NO HX IN PRIOR 2YRS			
RCVD DR501R FRON PALM BEACH CO FOR LYON			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071317	REROOF	0	09/28/2007
18371	N/A	0	04/06/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1097/0661	12/19/2018	WD	U	I	11	0
GRANTOR: COX GENEVIEVE						
GRANTEE: LYON MICHAEL MCALLI						
1096/0472	12/19/2018	WD	Q	I	01	89,900
GRANTOR: COX GENEVIEVE						
GRANTEE: LYON MICHAEL MCALLI						

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	1983	1983	3	20	260	
2	0810	UNFINISH S	0	100	6	60.00	SF	19.00	19.00	100	1992	1992	3	49	559	
3	0630	METAL UTL	0	100	20	240.00	SF	8.00	8.00	100	2007	2007	3	30	576	
4	0050	CARPORT UN	0	100	20	400.00	SF	9.00	9.00	100	2007	2007	3	68	2,448	
5	0955	PRIVACY FE	0	100	0	72.00	LF	15.00	15.00	100	2007	2007	3	40	432	
6	0700	PORT BLDG	0	100	16	192.00	SF	8.00	8.00	100	2016	2016	3	86	1,321	
12	0080	4' CHAINLI	0	100	0	291.00	LF	13.00	13.00	100	2024	2022	AV	97	3,670	

TOTAL OB/XF											
162 JACK LANGSTON RD, SOPCHOPPY											
BLD DATE	07/16/2018	MMJTT	LGL DATE	07/16/2018	MMJTT						
XF DATE	07/16/2018	MMJTT	LAND DATE	07/16/2018	MMJTT						
INC DATE			AG DATE								
9,266											

BUILDING NOTES											
BUILDING DIMENSIONS BAS=[YR=1984] W12 N4 W44 BAS=[YR=2004] E20 N4 W4 N2 W16 S6\$ S19 E15 S12 DCK=[YR=1993] N12 W15 S12 USP=[YR=1993] N10 W10 S10 E10\$ E15\$ E29 N7 E12 DCK=[YR=2004] W12 S7 W32 S4 E44 PTR=E30 UCP=[YR=1992] S20 E20 N20 W20\$ UOP=[YR=1992] E20 N14 W20 S14\$ W30\$ N11\$ N12 UOP=[YR=1993] S4 E3 N4 W3\$ N8\$.											

LAND DESCRIPTION																								
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
1	000100	C	SFR	100			100.00	125.00	1.00	LT		1.00	1.00	1.00	5,000.00	5,000.00	5,000							