

13-5S-3W P-1-1-M-27
 ALL NE 1/4 OF NW 1/4 & N 1/2
 OF N 1/2 OF SE 1/4 OF NW 1/4

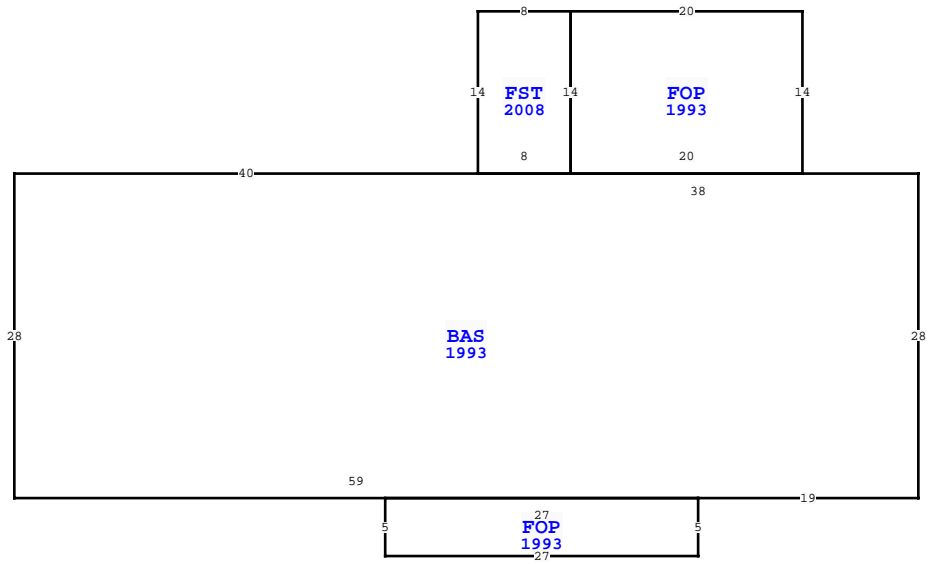
CAMPBELL EMMETT-MAXWELL JR
 2431 SOPCHOPPY HWY
 SOPCHOPPY, FL 32358

2024

13-5S-03W-000-01031-000

ELEMENT		CD		CONSTRUCTION	
Foundation	01	WOOD	FRAME	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	19	COMMON	BRK	100	
Roof Structur	03	GABLE/HIP		100	
Roof Cover	13	GALVALUM		100	
Interior Wall	05	DRYWALL		100	
Interior Floo	14	CARPET		70	
Interior Floo	08	SHT VINYL		30	
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	03	AVERAGE			
DOR CODE	5000	IMPRVD AG RES			
MAP NUM	5	MKT AREA		02	
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,184	100	1993	2,184	158,195
FOP	135	30	1993	40	2,897
FOP	280	30	1993	84	6,084
FST	112	55	2008	62	4,491
TOTALS	2,711			2,370	171,668

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,370	113.8000	108.11	256,221	1978	1990	0	0	33.00	67.00
1 SINGLE FAM 100% - 2024			Heated Area: 2184			HX Base Yr 2024					



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			189,202
TOTAL MARKET OB/XF VALUE			8,772
TOTAL LAND VALUE - MARKET			215,000
TOTAL MARKET VALUE			235,374
SOH/AGL Deduction			0
ASSESSED VALUE			235,374
TOTAL EXEMPTION VALUE	HX HB 13 WX		235,374
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			412,974
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			458,525
CHANGED TO REFLECT PAST EXEMPTIONS. NO CHANGE IN O			
CALLED OWNER TO APPLY FOR HX & AG			
FR 5 YR CK 8/2/23 - PU XFOB.			
CHG BUSE BLDG 2			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
15000108	SAFETY INSP	0	02/25/2015
2010710	SEWER	0	07/16/2010

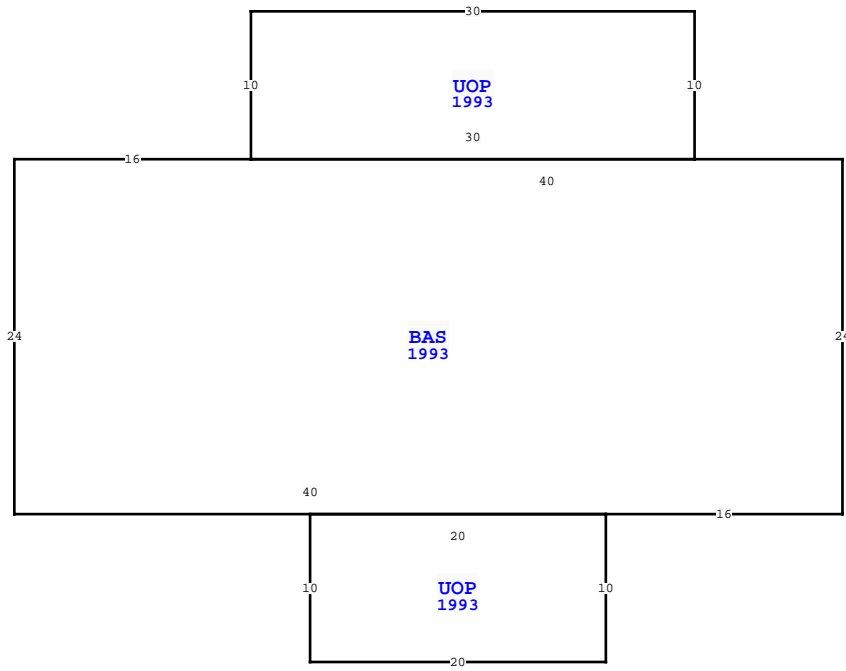
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1323/0026	7/28/2023	CR U	I	11		100
GRANTOR: CAMPBELL EMMET M CAMP						
GRANTEE: CAMPBELL EMMETT-MAX						
1016/0567	12/07/2009	QC U	I	11		0
GRANTOR: CAMPBELL EMMET M CAMP						
GRANTEE: CAMPBELL EMMETT-MAX						

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	1980	1980	3	20	260	
2	0620	WOOD UTL B	0	100	12	120.00	SF	6.00	6.00	100	1980	1980	3	20	144	
3	0210	CONCRETE D	0	100	21	399.00	SF	6.00	6.00	100	1978	1978	3	20	479	
4	0940	OPEN SHED	0	100	12	72.00	SF	4.00	4.00	100	1980	1980	3	20	58	
5	0020	BARN, FRAME	0	100	35	1,050.00	SF	12.00	12.00	100	1980	1980	3	20	2,520	
6	0940	OPEN SHED	0	100	28	756.00	SF	4.00	4.00	100	1978	1978	3	20	605	
7	0620	WOOD UTL B	0	100	12	120.00	SF	6.00	6.00	100	1979	1979	3	20	144	
8	0620	WOOD UTL B	0	100	21	756.00	SF	6.00	6.00	100	1979	1979	3	20	907	
9	0030	BARN, POLE	0	100	33	1,188.00	SF	9.00	9.00	100	1979	1979	3	20	2,138	
10	0630	METAL UTL	0	100	0	20.00	SF	8.00	8.00	100	1979	1979	3	20	32	

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	DPTH 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	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,000							
2	000210	C	MH RURAL	100					1.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,000							
3	005500	A	TIMBER 2 PLA	0					37.00	AC		1.00	1.00	1.00	200.00	200.00	7,400							

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
01	WOOD FRAME 100				
02	WOOD FRAME 100				
01	MINIMUM 100				
01	FLAT 100				
01	MINIMUM 100				
04	PLYWOOD 100				
08	SHT VINYL 50				
14	CARPET 50				
04	AIR DUCTED 100				
01	NONE 100				
	3 100				
	2 100				
1.	1. 100				
00	N/A 100				
	0 100				
01	MINIMUM				
5000	IMPRVD AG RES				
5	MKT AREA	02			
000	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1993	1,344	16,042
UOP	200	25	1993	50	597
UOP	300	25	1993	75	895
TOTALS	1,844			1,469	17,534

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0200	02	1,469	42.6250	29.84	43,835	1974	1974	0	0	60.00	40.00
2 MOBILE HOM 100% - 2024 Heated Area: 1344 HX Base Yr 2024											



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TOTAL LAND VALUE - MARKET			215,000
TOTAL MARKET VALUE			235,374
SOH/AGL Deduction			0
ASSESSED VALUE			235,374
TOTAL EXEMPTION VALUE			235,374
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			412,974
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			458,525
2022 AG REMOVED NO RETURN CARD			
2021 AG APPROV W/O RETURN CARD			
COA PER TCO			
5 YR PRCL CK, N/C			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1323/0026	7/28/2023	CR	U	I	11	100
GRANTOR: CAMPBELL EMMETT M CAMP						
GRANTEE: CAMPBELL EMMETT-MAX						
1016/0567	12/07/2009	QC	U	I	11	0
GRANTOR: CAMPBELL EMMETT M CAMP						
GRANTEE: CAMPBELL EMMETT-MAX						

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
11	0740	UNFINISH O	0	100	10	30	SF	11.00	11.00	100	1988	1988	3	45	1,485	
12	0055	PORTABLE C	0	100	24	24	SF	0.00	0.00	100	2024	2023	AV	100	0	

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=1993] W40 UOP=[YR=1993] E30 N10 W30 S10\$ W16 S24 E40			
UOP=[YR=1993] W20 S10 E20 N10\$ E16 N24\$.			

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