

BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Foundation	02	CONCR SLAB 100			
Frame	03	MASONRY 100			
Exterior Wall	15	CONC BLOCK 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	01	MINIMUM 100			
Interior Floo	03	CONC FINSH 100			
Ceiling	01	FIN.SUSPD 100			
Heating Type	01	NONE 100			
Air Condition	03	CENTRAL 100			
Plumbing		7 100			
Story Height		0 100			
RMS		5 100			
Stories	1.	1. 100			
Units		0 100			
Quality	03	AVERAGE			
DOR CODE	4800	WAREHOUSE-STORAGE			
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	2,700	100	1965	2,700	18,824
BAS	36	100	2011	36	251
CLP	348	60	1993	209	1,457
FOP	1,164	50	2000	582	4,058
UOP	240	30	2019	72	502
TOTALS	4,488			3,599	25,091

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	WAREHOUSE	0%	0										
Heated Area: 2736 HX Base Yr													

WAKULLA COUNTY PROPERTY				PAGE 1 of 2	1	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 1				Tax Dist:		
BUILDING MARKET VALUE				61,857		
TOTAL MARKET OB/XF VALUE				3,246		
TOTAL LAND VALUE - MARKET				76,000		
TOTAL MARKET VALUE				141,103		
SOH/AGL Deduction				0		
ASSESSED VALUE				141,103		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				141,103		
TOTAL JUST VALUE				141,103		
NCON VALUE				3,668		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				146,288		
FR 5YR CK 7/27/23; PU NEW TRAV; DEMO/PU XFOBS						
INCR EYB 1965-1969 RE-ROOF CC 4-2022						
COA PER TCO						
COA PER NCOA TRIM REPORT						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
OB22-000243	RE-ROOF-CC	0	04/18/2022			
19000034	PORCH REPAIRS-CO	0	01/08/2019			
2010707	SEWER	0	07/16/2010			
025035	ROOF	0	04/28/1999			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1259/0883	4/08/2022	CD	U	I	11	100
GRANTOR: TILLEY JEFFREY						
GRANTEE: HAPPY DIY SHOP LLC						
1257/0180	3/21/2022	WD	P	I	98	165,000
GRANTOR: DAUGHTRY AMANADA & MI						
GRANTEE: TILLEY JEFFREY						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=1965;ORIG=0,12] W100 S27 E61 E20 E19 N27 \$						
FOP=[YR=2000;ORIG=0,0] W100 S12 E58 N6 E6 S6 E36 N12 \$						
CLP=[YR=1993;ORIG=-39,39] W29 S12 E29 N12 \$						
BAS=[YR=2011;ORIG=-36,6] W6 S6 E6 N6 \$						
UOP=[YR=2019;ORIG=-39,39] E20 S12 W20 N12 \$						

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
2	0060	DECK WOOD	0	0	10	8			5.00	100	2005	2005	3	20	80	
14	0055	PORTABLE C	0	0	18	20	SF	0.00	0.00	100	2024	2022	AV	97	0	
15	0210	CONCRETE D	0	0	18	17	SF	6.00	6.00	100	2024	2023	AV	100	1,836	
16	0211	CONCRETE W	0	0	19	5	SF	6.00	6.00	100	2024	2023	AV	100	570	
17	0125	MTL/VYL AC	0	0	0	0	LF	19.00	19.00	100	2024	2023	AV	100	760	

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	004800	C	WARE-H,STORA	0			0.00	0.00	3.04	AC		1.00	1.00	1.00	25,000.00	25,000.00	76,000							

ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	05	STEEL		100	
Exterior Wall	25	MOD	METAL	100	
Roof Structur	03	GABLE	/HIP	100	
Roof Cover	13	GALVALUM		100	
Interior Wall	07	NONE		100	
Interior Floo	03	CONC	FINSH	100	
Ceiling	01	FIN.	SUSPD	100	
Heating Type	01	NONE		100	
Air Condition	01	NONE		100	
Plumbing				0 100	
Story Height				0 100	
RMS				2 100	
Stories	1.			1. 100	
Units				0 100	
Quality	03	AVERAGE			
DOR CODE	4800	WAREHOUSE-STORAGE			
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	6,000	100	1976	6,000	33,398
CLP	576	60	1976	346	1,926
UOP	864	30	2003	259	1,442
TOTALS	7,440			6,605	36,766

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2	WAREHOUSE	0%	- 0		187,582	1976	1976	0	0	80.40	19.60		
Heated Area: 6000 HX Base Yr													
2350 SOPCHOPPY HWY, SOPCHOPPY													
BLD DATE	07/18/2018	MMSR	LGL DATE	07/18/2018	MMSR	AG DATE	07/18/2018	MMSR					
XF DATE	07/18/2018	MMSR	LAND DATE										
INC DATE													

WAKULLA COUNTY PROPERTY				PAGE 2 of 2	1
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TOTAL EXEMPTION VALUE	0				
BASE TAXABLE VALUE	141,103				
TOTAL JUST VALUE	141,103				
NCON VALUE	3,668				
INCOME VALUE					
PREVIOUS YEAR MKT VALUE	146,288				
CORRECT SPELLING ON CIY IN MLG ADDR/PRCL SCRIN					
5 YR PRCL CH, N/C					
COA PER WAK TCO					
01033-000 PER OWNER REQ VIA OFC.					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1259/0883	4/08/2022	CD	U	I	11	100
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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

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1976] W60 S100 E60 CLP=[YR=1976] W72 S8 E72 N8\$													
UOP=[YR=2003] E12 N72 W12 S72\$ N100\$.													

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV			