

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	13		GALVALUM 100		
Interior Wall	01		MINIMUM 50		
Interior Wall	05		DRYWALL 50		
Interior Floor	10		LAMINATED 90		
Interior Floor	15		HARDTILE 10		
Heating Type	04		AIR DUCTED 100		
Air Condition	03		CENTRAL 100		
Bedrooms			2 100		
Bathrooms			1.5 100		
Story Height			0 100		
Stories	1.		1. 100		
Units			0 100		
Quality	02		BELOW AVERAGE		
DOR CODE	0100		SINGLE FAMILY		
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	1,250	100	1970	1,250	53,983
FCP	260	25	1970	65	2,807
FOP	100	30	1970	30	1,296
UST	130	45	1970	58	2,505
TOTALS	1,740			1,403	60,590

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,403	87.4225	83.05	116,519	1970	1975	0	0	48.00	52.00
1 SINGLE FAM			100% - 2022	Heated Area: 1250			HX Base Yr 2022				

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		60,590	
TOTAL MARKET OB/XF VALUE		1,249	
TOTAL LAND VALUE - MARKET		15,000	
TOTAL MARKET VALUE		76,839	
SOH/AGL Deduction		0	
ASSESSED VALUE		76,839	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		26,839	
TOTAL JUST VALUE		76,839	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		78,049	
2022 HX APP			
5 YR PRCL CK, DEL XFOB LN 6			
SFD KEPT IN BETTER THAN NORMAL REPAIR & MAINT			
ROOF, DEL XFOB LINE 4, NEW INT REMODEL W/FLOR			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2011199	RE-ROOF	0	04/05/2011
2010608	SEWER	0	07/15/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1184/0078	12/16/2020	WD Q	Q	I	01	129,000
GRANTOR: CROWSON DANIEL W & KE						
GRANTEE: MCEVERS JAMIE JOSEP						
0921/0538	9/13/2013	WD Q	Q	I	01	103,000
GRANTOR: BOHANNON VICKI A						
GRANTEE: CROWSON DANIEL W &						

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	0940	OPEN SHED	0 100	16	12	192.00	SF	4.00	4.00	100	1980	1980	3	20	154	
2	0620	WOOD UTL B	0 100	12	12	144.00	SF	6.00	6.00	100	1995	1995	3	20	173	
4	0950	METAL SHED	0 100	24	24	576.00	SF	8.00	8.00	100	1972	1972	3	20	922	

BLD DATE		07/17/2019	MMJT	LGL DATE	07/17/2019	MMJT
XF DATE		07/17/2019	MMJT	LAND DATE		07/17/2019
INC DATE				AG DATE		

BUILDING NOTES	
12 MCKENZIE PL, SOPCHOPPY	

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			0.00	0.00	2.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	15,000							

BUILDING DIMENSIONS	
BAS=[YR=1970] W45 S25 E20 S5 FOP=[YR=1970] N5 W20 S5 FCP=[YR=1970] N20 W13 UST=[YR=1970] E13 N10 W13 S10\$ S20 E13\$ E20\$ E25 N30\$.	