13 5S 3W P-15-M-27
A PARCEL OF LAND IN SW
COR OF SW 1/4 OF NW 1/4

**FUSCO CHRISTINA M**
246 PERSIMMON RD
SOPCHOPPY, FL 32358-0858

# 2024

**13-5S-03W-000-01044-000**

## 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 | 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 | | 1.5 100 |
| Story Height | | 0 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 08 | FAIR |
| DOR CODE | 0100 | SINGLE FAMILY |

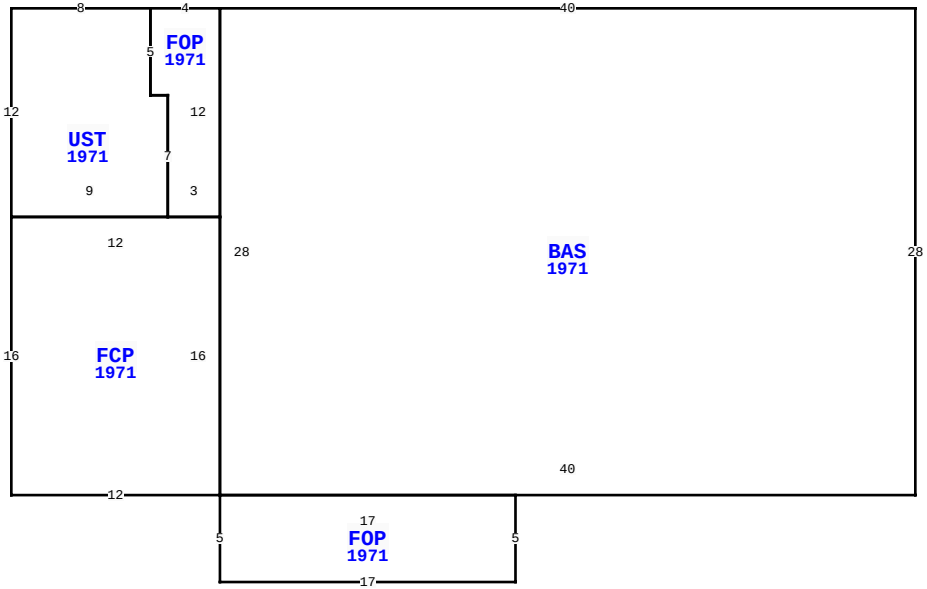
MAP NUM: 5 | MKT AREA: 02
NEIGHBORHOOD/LOC: 000 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,120 | 100 | 1971 | 1,120 | 73,044 |
| FCP | 192 | 25 | 1971 | 48 | 3,130 |
| FOP | 41 | 30 | 1971 | 12 | 783 |
| FOP | 85 | 30 | 1971 | 26 | 1,696 |
| UST | 103 | 45 | 1971 | 46 | 3,000 |
| TOTALS | 1,541 | | | 1,252 | 81,653 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,252 | 102.4650 | 97.34 | 121,870 | 1971 | 1990 | 0 | 0 | 0 | 33.00 | 67.00 |

1 SINGLE FAM 0% - 2024 Heated Area: 1120 HX Base Yr




60 MCKENZIE PL, SOPCHOPPY

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

## WAKULLA COUNTY PROPERTY



VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 81,653 |
| TOTAL MARKET OB/XF VALUE | 6,247 |
| TOTAL LAND VALUE - MARKET | 25,500 |
| TOTAL MARKET VALUE | 113,400 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 113,400 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 113,400 |
| TOTAL JUST VALUE | 113,400 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 111,375 |

DENIAL NOTICE - MOVED AND NOW RENTING OUT
QSTNR RTND - RMVE HX, CHANGE OF ADDRESS ALSO RENTI
H4 - MAILED QUESTIONNAIRE DUE TO NOTE DATED 3/26/2
2024 HX CARD RETURN W/COA

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 17001273 | REROOF-CO | 0 | 09/27/2017 |
| 2010611 | SEWER | 0 | 07/15/2010 |
| 025317 | ELECT | 0 | 06/17/1999 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0310/0477 | 10/08/1997 | WD | Q | I | | 63,000 |

GRANTOR: FUSCO CHRISTINA M
GRANTEE:

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1971] W40 S28 FOP=[YR=1971] S5 E17 N5 W17$
FCP=[YR=1971] N16 W12 UST=[YR=1971] E9 N7 W1 N5 FOP=[YR=1971] S5 E1 S7 E3 N12 W4$ W8 S12$ S16 E12$ E40 N28$.

## EXTRA FEATURES

| LN | 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 | 0 | 34 | 20 | 680.00 | SF | 4.00 | 4.00 | 100 | 1980 | 1980 | 3 | 20 | 544 | |
| 2 | 0620 | WOOD UTL B | 0 | 0 | 16 | 12 | 192.00 | SF | 6.00 | 6.00 | 100 | 1994 | 1994 | 3 | 20 | 230 | |
| 3 | 0950 | METAL SHED | 0 | 0 | 30 | 20 | 600.00 | SF | 8.00 | 8.00 | 100 | 1988 | 1988 | 3 | 20 | 960 | |
| 4 | 0630 | METAL UTL | 0 | 0 | 20 | 11 | 220.00 | SF | 8.00 | 8.00 | 100 | 1988 | 1988 | 3 | 20 | 352 | |
| 5 | 0700 | PORT BLDG | 0 | 0 | 30 | 12 | 360.00 | SF | 8.00 | 8.00 | 100 | 2015 | 2015 | 3 | 84 | 2,419 | |
| 6 | 0055 | PORTABLE C | 0 | 0 | 20 | 18 | 360.00 | SF | 3.00 | 3.00 | 100 | 2015 | 2015 | 3 | 67 | 724 | |
| 7 | 0955 | PRIVACY FE | 0 | 0 | 0 | 0 | 78.00 | LF | 15.00 | 15.00 | 100 | 2016 | 2016 | 3 | 87 | 1,018 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,247

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH 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 | 0 | | | 0.00 | 0.00 | 3.00 | AC | | 1.00 | 1.00 | 1.00 | 8,500.00 | 8,500.00 | 25,500 | | | | | | | |

REVIEW DATE 07/17/2019 BY MMJT Total Acres: 3.00 Total Land Value: 25,500 Market: 0 Agricultural: 0 Common: 25,500 PRINTED 04/29/2026 BY SYS