



ELEMENT		CD		CONSTRUCTION	
Foundation	01	WOOD	FRAME	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	70	
Exterior Wall	19	COMMON	BRK	30	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL	100		
Interior Floo	12	HARDWOOD	50		
Interior Floo	14	CARPET	50		
Heating Type	04	AIR DUCTED	100		
Air Condition	03	CENTRAL	100		
Bedrooms		4	100		
Bathrooms		3	100		
Story Height		0	100		
Stories	2.	2.	100		
Units		0	100		
Quality	07	GOOD			
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	1,441	100	1989	1,441	130,886
BAS	156	100	1993	156	14,169
DCK	103	10	1989	10	908
DCK	277	10	2006	28	2,543
FGR	444	50	1989	222	20,164
FOP	228	30	1989	68	6,176
FSP	103	55	1989	57	5,177
FUS	1,373	100	1989	1,373	124,710
TOTALS	4,125			3,355	304,736

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%	- 2023								
Heated Area: 2970						HX Base Yr 2023					

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		341,936	
TOTAL MARKET OB/XF VALUE		2,869	
TOTAL LAND VALUE - MARKET		37,500	
TOTAL MARKET VALUE		382,305	
SOH/AGL Deduction		6,808	
ASSESSED VALUE		375,497	
TOTAL EXEMPTION VALUE		HX HB VX 55,000	
BASE TAXABLE VALUE		320,497	
TOTAL JUST VALUE		382,305	
NCON VALUE		949	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		363,639	
FR 5YR CK 7/27/23; PU XFOBS			
5 YR PRCL CK, CHG QUAL TO 07			
5 YR PRCL CH, N/C CARD 1, PU CARD 2			
CHG MAIL.ADD.PER TC 962-2668 J MARSHALL			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000095	GENERATOR	0	10/29/2019
16000607	RE-ROOF-CO	0	06/30/2016
2014325	WKSHOP/SHED	0	04/22/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1264/0066	4/27/2022	WD Q	Q	I	01	451,000
GRANTOR: CATOE JACOB MARSHALL						
GRANTEE: PHILLIPS JOSHUA MAT						
0803/0369	8/24/2009	WD Q	Q	I	01	140,000
GRANTOR: RUSSELL RICHARD RAY J						
GRANTEE: CATOE JACOB MARSHAL						

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	0210	CONCRETE D	0	100	16	30	480.00	SF	6.00	6.00	100	1989	1989	3	20	576	
2	0140	FIRE PLACE	0	100	0	0	1.00	UT	1,900.00	1,900.00	100	1989	1989	3	46	874	
3	0620	WOOD UTL B	0	100	8	8	64.00	SF	6.00	6.00	100	2008	2008	3	34	131	
4	0700	PORT BLDG	0	100	10	8	80.00	SF	8.00	8.00	100	1996	1996	3	53	339	
5	0211	CONCRETE W	0	100	42	3	126.00	SF	6.00	6.00	100	2024	2021	AV	93	703	
6	0211	CONCRETE W	0	100	11	4	44.00	SF	6.00	6.00	100	2024	2021	AV	93	246	
TOTALS																	

BUILDING NOTES											
BLD DATE 11/05/2018 MMSS LGL DATE 11/05/2018 MMSS											
XF DATE 11/05/2018 MMSS LND DATE 11/05/2018 MMSS											
INC DATE AG DATE											
2566 SOPCHOPPY HWY, 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	CONSVR
1	000100	C	SFR	100			0.00	0.00	5.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	37,500							

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	05	STEEL	100
Exterior Wall	24	CORG METAL	100
Roof Structur	11	BOWSTRTRUS	100
Roof Cover	12	MODULAR MT	100
Interior Wall	07	NONE	100
Interior Floo	03	CONC FINSH	100
Heating Type	01	NONE	100
Air Condition	01	NONE	100
Story Height		0	100
Stories	1.	1.	100
Units		0	100
Quality	03	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
BAS	2,560	100	2014
TOTALS	2,560		2,560 37,200

MARKET ADJUSTMENTS																												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																	
2	WKSHP/BARN	100%	- 2023	18.75	48,000	2014	2014	0	0	22.50	77.50	Heated Area: 2560 HX Base Yr 2023																
<table border="1" style="width: 100%;"> <tr> <td>BLD DATE</td> <td>11/05/2018</td> <td>MMSS</td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td>11/05/2018</td> <td>MMSS</td> <td>LAND DATE</td> <td>11/05/2018</td> </tr> <tr> <td>INC DATE</td> <td></td> <td></td> <td>AG DATE</td> <td></td> </tr> </table>														BLD DATE	11/05/2018	MMSS	LGL DATE		XF DATE	11/05/2018	MMSS	LAND DATE	11/05/2018	INC DATE			AG DATE	
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XF DATE	11/05/2018	MMSS	LAND DATE	11/05/2018																								
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WAKULLA COUNTY PROPERTY				PAGE 2 of 2	3	
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NCON VALUE				949		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				363,639		
2012 TRIM RET.NMR UTF CHG ADD.JO ANN'S ADD.						
PU XFOB LN 3-4						
EYB DUE TO INT REMODEL IN 2002, PU CORR TRAV						
5 YR PRCL CH, PU FNDN & FRME, CORR EXW, CORR						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
<b>SALES DATA</b>						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1264/0066	4/27/2022	WD	Q	I	01	451,000
GRANTOR: CATOE JACOB MARSHALL						
GRANTEE: PHILLIPS JOSHUA MAT						
0803/0369	8/24/2009	WD	Q	I	01	140,000
GRANTOR: RUSSELL RICHARD RAY J						
GRANTEE: CATOE JACOB MARSHAL						
<b>BUILDING NOTES</b>						
<b>BUILDING DIMENSIONS</b>						
BAS=[YR=2014] W32 S80 E32 N80\$.						

EXTRA FEATURES														TOTAL OB/XF													
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											
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