

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	01	WOOD FRAME	100
Frame	02	WOOD FRAME	100
Exterior Wall	01	MINIMUM	100
Roof Structur	01	FLAT	100
Roof Cover	01	MINIMUM	100
Interior Wall	04	PLYWOOD	100
Interior Floo	08	SHT VINYL	100
Heating Type	04	AIR DUCTED	100
Air Condition	03	CENTRAL	100
Bedrooms		2	100
Bathrooms		2	100
Stories	1.	1.	100
Class	00	N/A	100
Units		0	100
Quality	02	BELOW AVERAGE	
DOR CODE	0200	MOBILE HOME	
MAP NUM	5	MKT AREA	02
NEIGHBORHOOD/LOC	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	672	100	1980
BAS	112	100	2007
UOP	32	25	2007
USP	96	50	1993
TOTALS	912		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0200	02	840	70.4000	49.28	41,395	1980	1980	0	0	60.00	40.00
1 MOBILE HOM 0% - 0 Heated Area: 784 HX Base Yr											
BLD DATE	08/09/2019	MMJTT	LGL DATE	08/09/2019	MMJTT	AG DATE					
XF DATE	08/09/2019	MMJTT	LAND DATE	08/09/2019	MMJTT	AG DATE					
INC DATE											

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			26,907
TOTAL MARKET OB/XF VALUE			4,518
TOTAL LAND VALUE - MARKET			47,978
TOTAL MARKET VALUE			79,403
SOH/AGL Deduction			6,065
ASSESSED VALUE			73,338
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			73,338
TOTAL JUST VALUE			79,403
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			80,699
5 YR PRCL CK, CHG CODE XFOB LN 4.			
LOCKED GATE)			
ON PROP,NO ACCESS (LETTER SENT W/ NO RESPONSE			
5 YR PRCL CH, N/C,APPEARS TO BE NOBODY LIVING			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0946/0874	6/25/2014	QC	U	I	11	100
GRANTOR: GRAY HOUSTON, GRAY DOR						
GRANTEE: MORGAN JOSEPH E & K						
0946/0866	6/25/2014	WD	Q	I	01	72,600
GRANTOR: GRAY HOUSTON, GRAY DOR						
GRANTEE: MORGAN JOSEPH E & K						

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	0620	WOOD UTL B	0	0	20	14	280.00	SF	6.00	6.00	100	1980	1980	3	20	336	
2	0940	OPEN SHED	0	0	28	10	280.00	SF	4.00	4.00	100	1980	1980	3	20	224	
3	0700	PORT BLDG	0	0	24	12	288.00	SF	8.00	8.00	100	1991	1991	3	48	1,106	
4	0090	CHAINLINK	0	0	0	0	778.00	LF	12.00	12.00	100	1980	1980	3	20	1,867	
5	0700	PORT BLDG	0	0	16	12	192.00	SF	8.00	8.00	100	2002	2002	3	59	906	
6	0700	PORT BLDG	0	0	4	4	16.00	SF	8.00	8.00	100	2004	2004	3	62	79	
TOTALS															4,518		

BUILDING NOTES											
178 GERTIE BROWN RD, SOPCHOPPY											

BUILDING DIMENSIONS											
BAS=[YR=1980] W54 BAS=[YR=2007] E14 N8 W14 S8\$ W2 S12 E52											
UOP=[YR=2007] W4 S8 USP=[YR=1993] N8 W12 S8 E12\$ E4 N8\$ E4 N12\$.											

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
1	000201	C	MH	0			0.00	0.00	4.40	AC		1.00	1.00	1.00	7,500.00	7,500.00	32,978							
2	000115	C	SFR ACRES	0			300.00	150.00	3.00	LT		1.00	1.00	1.00	5,000.00	5,000.00	15,000							

ELEMENT		CD		CONSTRUCTION	
Foundation	01	WOOD	FRAME	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	26	AL	SIDING	100	
Roof Structur	01	FLAT		100	
Roof Cover	01	MINIMUM		100	
Interior Wall	04	PLYWOOD		100	
Interior Floo	08	SHT	VINYL	100	
Heating Type	04	AIR	DUCTED	100	
Air Condition	02	WINDOW		100	
Bedrooms		1	100		
Bathrooms		1	100		
Stories	1.	1.	100		
Class	00	N/A	100		
Units		0	100		
Quality	02	BELOW AVERAGE			
DOR CODE	0200	MOBILE HOME			
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	456	100	1981	456	10,214
DCK	64	10	2004	6	134
TOTALS	520			462	10,349

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MOBILE HOM	0%	- 0		25,872	1981	1981	0	0	60.00	40.00
			Heated Area: 456			HX Base Yr					

WAKULLA COUNTY PROPERTY				PAGE 2 of 2	3
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE				26,907	
TOTAL MARKET OB/XF VALUE				4,518	
TOTAL LAND VALUE - MARKET				47,978	
TOTAL MARKET VALUE				79,403	
SOH/AGL Deduction				6,065	
ASSESSED VALUE				73,338	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				73,338	
TOTAL JUST VALUE				79,403	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				80,699	
JOSEPH E MORGAN DOD 8-29-2015 OR 988 P 618					
RALPH M GRAY DOD 3-9-2013 OR 939 P 619					
BEHIND LOTS IN RIVERVIEW SUBD					
CORRECT ACREAGE TO INCLUDE 3 LOTS AND 4.397AC					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0946/0874	6/25/2014	QC	U	I	11	100
GRANTOR: GRAY HOUSTON, GRAY DOR						
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0946/0866	6/25/2014	WD	Q	I	01	72,600
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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
178 GERTIE BROWN RD, SOPCHOPPY																
BLD DATE 08/09/2019 MMJT LGL DATE 08/09/2019 MMJT																
XF DATE 08/09/2019 MMJT LAND DATE 08/09/2019 MMJT																
INC DATE AG DATE																

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=1981] W38 S12 E26 DCK=[YR=2004] W8 S8 E8 N8 S E12 N12 S.			

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