

RIVERVIEW SUB BLOCK 100  
 LOT 2 OR 43 P 496  
 OR 177 P 732 OR 248 P 331

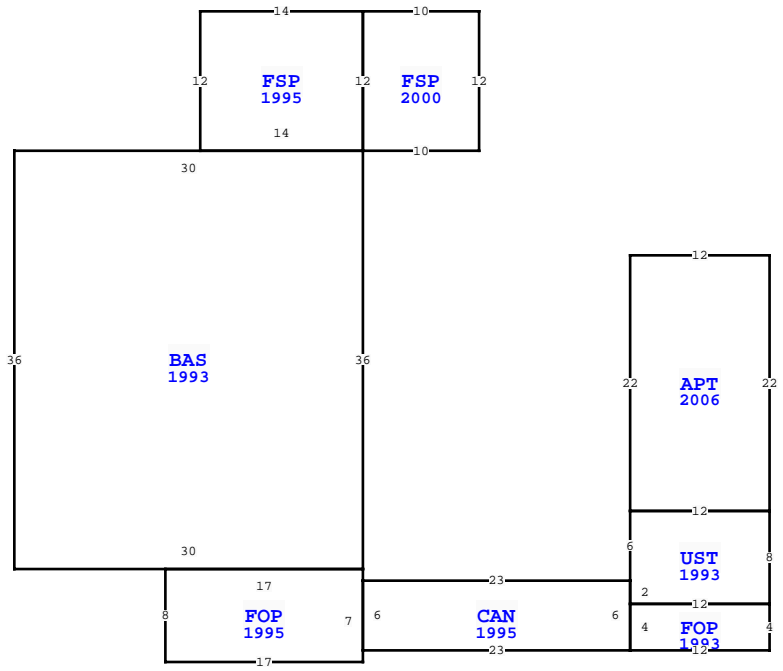
HORN MORTON M/CARTER ELIZABETH F  
 69 GERTIE BROWN RD  
 SOPCHOPPY, FL 32358

**2024**

23-5S-03W-042-01101-000

ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	03	MASONRY	100		
Exterior Wall	15	CONC	BLOCK	100	
Roof Structur	02	SHED	100		
Roof Cover	12	MODULAR	MT	100	
Interior Wall	04	PLYWOOD	70		
Interior Wall	01	MINIMUM	30		
Interior Floor	14	CARPET	80		
Interior Floor	05	ASPH	TILE	20	
Heating Type	02	CONVECTION	100		
Air Condition	02	WINDOW	100		
Bedrooms		2	100		
Bathrooms		2	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	149.00	1.30/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	264	100	2006	264	11,438
BAS	1,080	100	1993	1,080	46,794
CAN	138	30	1995	41	1,776
FOP	48	30	1993	14	606
FOP	136	30	1995	41	1,776
FSP	168	55	1995	92	3,986
FSP	120	55	2000	66	2,860
UST	96	45	1993	43	1,863
TOTALS	2,050			1,641	71,101

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,641	87.7050	108.32	177,753	1963	1963	0	0	60.00	40.00
1 SINGLE FAM 100% - 2015 Heated Area: 1344 HX Base Yr 2015											



WAKULLA COUNTY PROPERTY				PAGE 1 of 2	3
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE				71,101	
TOTAL MARKET OB/XF VALUE				8,520	
TOTAL LAND VALUE - MARKET				90,000	
TOTAL MARKET VALUE				169,621	
SOH/AGL Deduction				76,065	
ASSESSED VALUE				93,556	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				43,556	
TOTAL JUST VALUE				169,621	
NCON VALUE				0	
INCOME VALUE				0	
PREVIOUS YEAR MKT VALUE				151,640	
5 YR PRCL CK, PU XFOB LN 8-11, CHG TRAV					
5 YR PRCL CH, PU XFOB LN 5-7					
RT-DOR					
UPDATED SSN/ 2015 HX APP. MISSING ON SSN REPO					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
17000714	WIND/DOORS	0	05/24/2017		
201562	MECH	0	01/27/2015		
2014857	ELEC	0	10/17/2014		
2008820	REROOF-GARAGE	0	09/22/2008		
20071004	REROOF	0	07/13/2007		
022608	N/A	0	08/14/1997		
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U / I /	RSN CD	SALE PRICE
0955/0177	11/06/2014	TR Q	Q I	01	120,000
GRANTOR: VEASMAN ALICE L, TRUST					
GRANTEE: HORN MORTON M & CAR					
0248/0331	1/27/1995	WD U	I		100
GRANTOR:					
GRANTEE:					
BUILDING NOTES					
BUILDING DIMENSIONS					
FSP=[YR=2000] E10 N12 W10 S12\$ FSP=[YR=1995] N12 W14 S12 E14\$					
BAS=[YR=1993] W30 S36 E30 FOP=[YR=1995] W17 S8 E17 N7					
CAN=[YR=1995] S6 E23 N6 UST=[YR=1993] S2 E12 FOP=[YR=1993]					
W12 S4 E12 N4\$ N8 W12 APT=[YR=2006] E12 N22 W12 S22\$ S6\$ W23\$					
N1\$ N36\$ .					

EXTRA FEATURES		69 GERTIE BROWN RD, SOPCHOPPY										
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	0140	FIRE PLACE	0 100 0 0		1.00 UT 2,470.00	2,470.00	100	1980	1980	3	20	494
2	0820	SEAWALL,WO	0 100 0 0		95.00 LF 44.20	44.20	100	1997	1997	3	20	840
3	0350	BOATDOCK A	0 100 10 10		100.00 SF 31.20	31.20	100	1997	1997	3	20	624
4	0211	CONCRETE W	0 100 0 0		177.00 SF 7.80	7.80	100	1993	1993	3	20	276
5	0371	FLOATING D	0 100 12 8		96.00 SF 26.00	26.00	100	2014	2014	3	62	1,548
6	0055	PORTABLE C	0 100 20 20		400.00 SF 3.90	3.90	100	2016	2016	3	72	1,123
7	0605	PORT VINYL	0 100 6 6		36.00 SF 0.00	0.00	100	2015	2015	3	67	0
8	0100	6" CHAINLI	0 100 0 0		28.00 LF 24.70	24.70	100	2017	2017	3	76	526
9	0740	UNFINISH O	0 100 12 10		120.00 SF 14.30	14.30	100	2018	2018	3	90	1,544
10	0700	PORT BLDG	0 100 10 8		80.00 SF 10.40	10.40	100	2018	2018	3	90	749

TOTAL OB/XF												7,724												
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	000132	C	SFR RIVER	100			100.00	260.00	1.00	LT		1.00	1.00	1.00	90,000.00	90,000.00	90,000							

LAND DESCRIPTION		TOTAL OB/XF		7,724											
REVIEW DATE	01/01/2021	BY	TBBB	Total Acres:	0.60	Total Land Value:	90,000	Market:	0	Agricultural:	0	Common:	90,000	PRINTED 04/22/2026 BY	SYS

