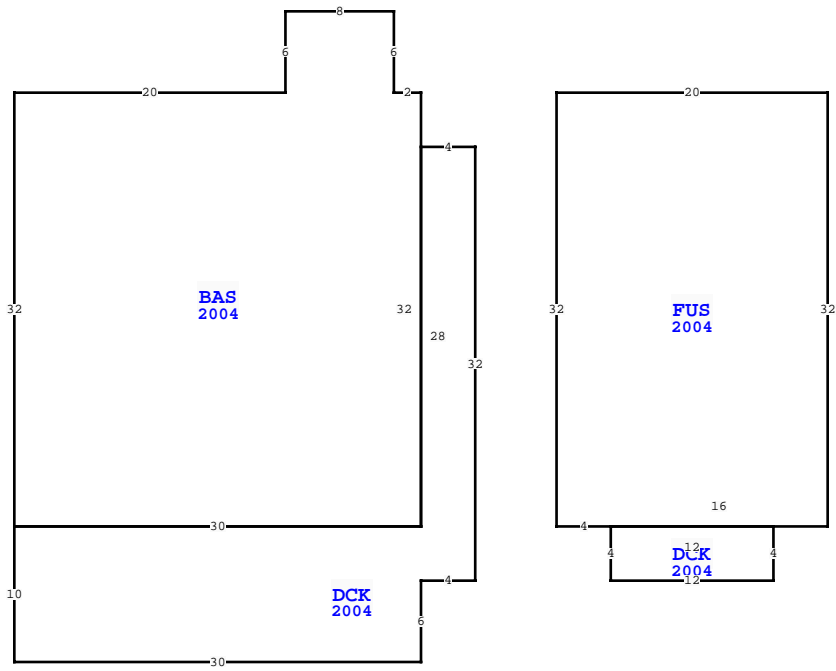




ELEMENT		CD		CONSTRUCTION	
Foundation	01	WOOD	FRAME	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	12	CEDAR/CYPR	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	11	CLAY TILE	50		
Interior Floor	14	CARPET	50		
Heating Type	04	AIR DUCTED	100		
Air Condition	03	CENTRAL	100		
Bedrooms		2	100		
Bathrooms		2	100		
Story Height		0	100		
Stories	2.	2.	100		
Units		0	100		
Quality	03	AVERAGE			
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
BAS	1,008	100	2004	1,008	122,513
DCK	48	10	2004	5	608
DCK	428	10	2004	43	5,226
FUS	640	100	2004	640	77,786
TOTALS	2,124			1,696	206,133

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,696	121.5000	150.05	254,485	2004	2004	0	0	19.00	81.00
1 SINGLE FAM 100% - 2005 Heated Area: 1648 HX Base Yr 2005											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		236,696	
TOTAL MARKET OB/XF VALUE		5,751	
TOTAL LAND VALUE - MARKET		108,000	
TOTAL MARKET VALUE		350,447	
SOH/AGL Deduction		172,718	
ASSESSED VALUE		177,729	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		127,729	
TOTAL JUST VALUE		350,447	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		348,295	
2024 TRIM RTS - TEMP AWAY			
INCR EYB 1970-1974 RE-ROOF BLDG 2 OB23-208 CC 6/5/			
UPDATED EMAIL & # ON GENERAL INFORMATION			
5 YR PRCL CH, PU XFOB LN 10-11			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB23-000208	RE-ROOF CC	0	05/04/2023
20000106	MECH	0	03/25/2020
17000643	PORT SHED-CO	0	05/08/2017
30361	SFD	0	06/10/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1352/0188	3/21/2024	WD	U	I	30	100
GRANTOR: FLYNN DANN O & LINDA						
GRANTEE: DANN AND DIANNE FLY						
0330/0341	7/20/1998	WD	Q	V		25,000
GRANTOR:						
GRANTEE:						

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	100	12	12	144.00	SF	7.80	7.80	100	1993	1993	3	20	225	
2	0140	FIRE PLACE	0	100	0	0	1.00	UT	2,470.00	2,470.00	100	2004	2004	3	62	1,531	
3	0140	FIRE PLACE	0	100	0	0	1.00	UT	2,470.00	2,470.00	100	1980	1980	3	20	494	
4	0770	PUMP HOUSE	0	100	0	0	35.00	SF	6.50	6.50	100	1980	1980	3	0	0	
5	0060	DECK WOOD	0	100	12	10	120.00	SF	6.50	6.50	100	1993	1993	3	20	156	
6	0360	BOATDOCK F	0	100	11	5	55.00	SF	19.50	19.50	100	1993	1993	3	20	215	
7	0360	BOATDOCK F	0	100	12	10	120.00	SF	19.50	19.50	100	1993	1993	3	20	468	
8	0350	BOATDOCK A	0	100	20	12	240.00	SF	31.20	31.20	100	2007	2007	3	30	2,246	
9	0700	PORT BLDG	0	100	10	8	80.00	SF	10.40	10.40	100	1993	1993	3	50	416	
10	0580	PRTBLE GRN	0	100	8	6	48.00	SF	0.00	0.00	100	2015	2015	3	67	0	

TOTAL OB/XF											
BLD DATE	08/09/2017	MMSR	LGL DATE	08/09/2017	MMSR	AG DATE					
XF DATE	08/09/2017	MMSR	LAND DATE	08/09/2017	MMSR						
INC DATE											

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2004] W2 N6 W8 S6 W20 S32 DCK=[YR=2004] S10 E30 N6 E4 N32 W4 S28 W30 \$ E30 N32 \$ PTR= E10 FUS=[YR=2004] S32 E4 DCK=[YR=2004] S4 E12 N4 W12 \$ E16 N32 W20 \$ W10 \$.											

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	DPTH 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	165.00	1.00	LT		1.00	1.00	1.20	90,000.00	108,000.00	108,000							



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB 100	
Frame	03	MASONRY 100	
Exterior Wall	15	CONC BLOCK 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	04	BUILT-UP 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	14	CARPET 70	
Interior Floo	05	ASPH TILE 30	
Heating Type	04	AIR DUCTED 100	
Air Condition	02	WINDOW 100	
Bathrooms		1 100	
Story Height		0 100	
Stories	1.	1. 100	
Units		0 100	
Quality	01	MINIMUM	
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
BAS	572	100	1965
BAS	54	100	1996
TOTALS	626		626 30,563

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	SINGLE FAM	100%	- 2005								
Heated Area: 626						HX Base Yr 2005					
<div style="border: 1px solid black; padding: 10px; width: fit-content; margin: auto;"> <p style="text-align: center;">9 BAS 1996</p> <p style="text-align: center;">26 BAS 1965</p> </div>											
BLD DATE	08/09/2017	MMSR	LGL DATE	08/09/2017	MMSR	AG DATE	08/09/2017	MMSR			
XF DATE	08/09/2017	MMSR	LAND DATE			AG DATE					
INC DATE											

WAKULLA COUNTY PROPERTY		PAGE 2 of 2	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			236,696
TOTAL MARKET OB/XF VALUE			5,751
TOTAL LAND VALUE - MARKET			108,000
TOTAL MARKET VALUE			350,447
SOH/AGL Deduction			172,718
ASSESSED VALUE			177,729
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			127,729
TOTAL JUST VALUE			350,447
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			348,295
5 YR PRCL CH, DEL XFOB LN 9			
DIMENS XFOB LN 5			
2, DEL XFOB LN 10-12, PU XFOB LN 6-9, PU			
& FRME, CHG FLOOR, DEL BEDS,PU CORR TRAV CARD			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1352/0188	3/21/2024	WD U	I		30	100
GRANTOR: FLYNN DANN O & LINDA						
GRANTEE: DANN AND DIANNE FLY						
0330/0341	7/20/1998	WD Q	V			25,000
GRANTOR:						
GRANTEE:						

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
11	0605	PORT VINYL	0	100	8	8			64.00	SF	0.00				0.00	
83 GERTIE BROWN RD, SOPCHOPPY																
TOTAL OB/XF 0																

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1965] W22 S26 E22 N26\$ BAS=[YR=1996] S9 E6 N9 W6\$.									

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