RIVERVIEW SUB BLOCK 101
LOT 6 OR 54 P 571
OR 97 P 153 OR 204 P 180

BASS AARON SHANE/BASS KARLA KAY
183 GERTIE BROWN RD
SOPCHOPPY, FL 32358

2024

23-5S-03W-042-01110-000

BUILDING CHARACTERISTICS

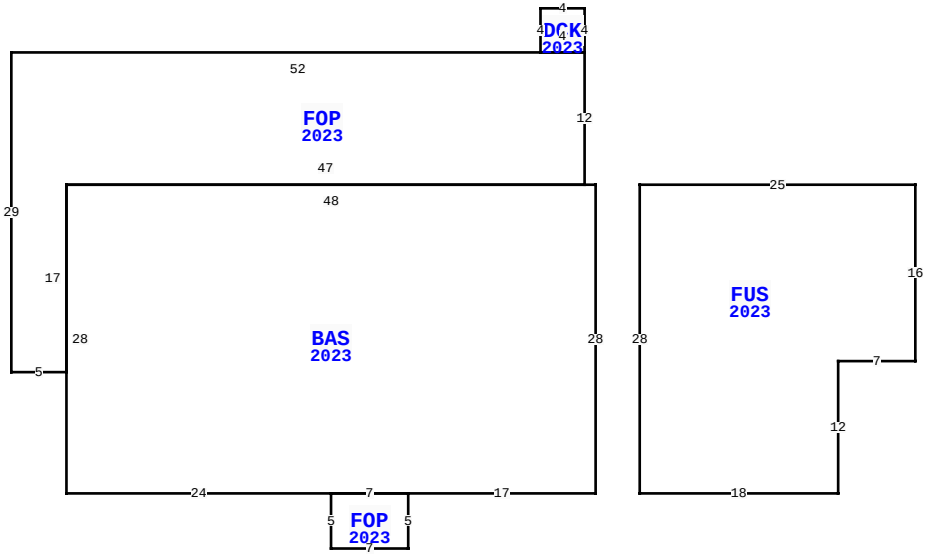
ELEMENT	CD	CONSTRUCTION
Foundation	03	CONCR STEM 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	VYL PLANK 100
Ceiling	09	9 FT 100
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Bedrooms		3 100
Bathrooms		2 100
Stories	2.	2. 100
Units		0 100
Condition Adj	12	AVERAGE 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	1,344	100	2023	1,344	190,216
DCK	16	10	2023	2	283
FOP	35	30	2023	10	1,415
FOP	709	30	2023	213	30,146
FUS	616	100	2023	616	87,182
TOTALS	2,720			2,185	309,243

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,185	114.6000	141.53	309,243	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2024 Heated Area: 1960 HX Base Yr 2024



183 GERTIE BROWN RD, SOPCHOPPY

BLD DATE		LGL DATE	07/30/2019 MMJT
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0371	FLOATING D	0	100	18	10	180.00	SF	26.00	26.00	100	2024	2019	AV	85	3,978	
2	0130	FIRE PLACE	0	100	0	0	1.00	UT	1,690.00	1,690.00	100	2024	2023	AV	98	1,656	
3	0210	CONCRETE D	0	100	24	20	480.00	SF	7.80	7.80	100	2024	2023	AV	100	3,744	
4	0211	CONCRETE W	0	100	30	5	150.00	SF	7.80	7.80	100	2024	2023	AV	100	1,170	
5	0211	CONCRETE W	0	100	14	6	84.00	SF	7.80	7.80	100	2024	2023	AV	100	655	
6	0211	CONCRETE W	0	100	6	4	24.00	SF	7.80	7.80	100	2024	2023	AV	100	187	
7	0371	FLOATING D	0	100	30	6	180.00	SF	26.00	26.00	100	2024	2023	AV	100	4,680	
8	0375	WOOD WALK	0	100	16	4	64.00	SF	19.50	19.50	100	2024	2023	AV	100	1,248	
9	0060	DECK WOOD	0	100	13	12	156.00	SF	6.50	6.50	100	2024	2023	AV	100	1,014	
10	0060	DECK WOOD	0	100	0	0	28.00	SF	6.50	6.50	100	2024	2023	AV	100	182	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		309,243
TOTAL MARKET OB/XF VALUE		21,972
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		421,215
SOH/AGL Deduction		143,648
ASSESSED VALUE		277,567
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		227,567
TOTAL JUST VALUE		421,215
NCON VALUE		325,818
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		70,000

COA PER TCO

MM PU NCON & XFOBS 08-24-2023; CO 6/20/23; LH 12/

COA PER WAK TCO

5 YR PRCL CH, N/C

PERMIT NUM	DESCRIPTION	AMT	ISSUED
PR24-000066	POLE BARN & GARAG		04/26/2024
22001009	SFD-CO	0	10/20/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1328/0731	9/11/2023	WD	Q	I	01	639,000
GRANTOR: CRUM GEORGE DERRICK						
GRANTEE: BASS AARON SHANE &						
1258/0549	3/29/2022	WD	U	V	11	100
GRANTOR: EARLY SUE WALLACE						
GRANTEE: CRUM GEORGE DERRICK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=10,10] S28 E24 E7 E17 N28 W48 $
FOP=[YR=2023;ORIG=34,38] E7 S5 W7 N5 $
FOP=[YR=2023;ORIG=5,-2] S29 E5 N17 E47 N12 W52 $
DCK=[YR=2023;ORIG=53,-6] E4 S4 W4 N4 $
FUS=[YR=2023;ORIG=62,10] S28 E18 N12 E7 N16 W25 $
.

LAND DESCRIPTION

TOTAL OB/XF 18,514

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	000132	C	SFR RIVER	100			100.00	165.00	1.00	LT		1.00	1.00	1.00	90,000.00	90,000.00	90,000							

REVIEW DATE 08/24/2023 BY MMLH Total Acres: 0.38 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 06/17/2026 BY SYS

RIVERVIEW SUB BLOCK 101
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OR 97 P 153 OR 204 P 180

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2024

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WAKULLA COUNTY PROPERTY

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TOTAL JUST VALUE		421,215
NCON VALUE		325,818
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		70,000

5 YR PRCL CH, N/C

COA PER RENEE 512-496-0926

5 YR PRCL CH, N/C

ADD CHG PER OWNER VIA PHONE (PAM)

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1328/0731	9/11/2023	WD	Q	I	01	639,000
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BUILDING NOTES

BUILDING DIMENSIONS

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
11	0840	SEAWALL RI	0	100	0	0	70.00	LF	49.40	49.40	100	2024	2023	AV	100	3,458	

TOTAL OB/XF 3,458

LAND DESCRIPTION

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

REVIEW DATE 08/24/2023 BY MMLH Total Acres: 0.38 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 06/17/2026 BY SYS