

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

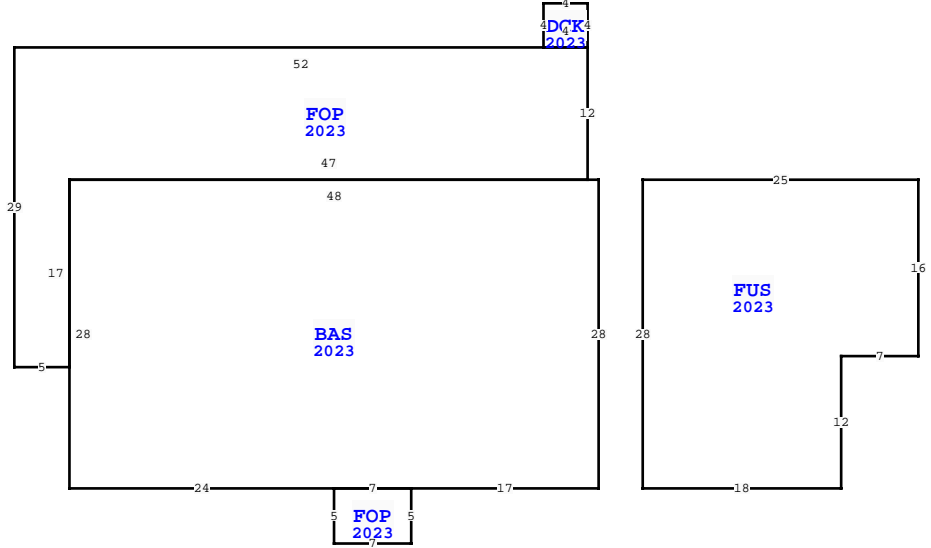
2024

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



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



WAKULLA COUNTY PROPERTY			
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	50,000	HX HB	
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						

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

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
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							

BUILDING NOTES											
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												
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	165.00	1.00	LT		1.00	1.00	1.00	90,000.00	90,000.00	90,000							

