

ELEMENT		CD	CONSTRUCTION		
Foundation	03	CONCR	STEM	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	30	VINYL	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	12	MODULAR	MT 100		
Interior Wall	05	DRYWALL	100		
Interior Floo	12	HARDWOOD	50		
Interior Floo	14	CARPET	50		
Heating Type	04	AIR DUCTED	100		
Air Condition	03	CENTRAL	100		
Bedrooms			3	100	
Bathrooms			2	100	
Story Height			0	100	
Stories	1.5		1.5	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	1,408	100	1993	1,408	174,109
DCK	24	10	1993	2	247
DCK	16	10	2001	2	247
DCK	16	10	2001	2	247
FOP	32	30	1993	10	1,236
FSP	120	55	2001	66	8,161
FSP	520	55	2001	286	35,366
FUS	384	100	1993	384	47,484
TOTALS	2,520			2,160	267,098

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,160	112.5000	138.94	300,110	1993	2012	0	0	11.00	89.00
1 SINGLE FAM 0% - 2024 Heated Area: 1792 HX Base Yr											

WAKULLA COUNTY PROPERTY				PAGE 1 of 2	3	
VALUATION SUMMARY				STANDARD		
VALUATION BY		Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE		278,497				
TOTAL MARKET OB/XF VALUE		6,934				
TOTAL LAND VALUE - MARKET		108,000				
TOTAL MARKET VALUE		393,431				
SOH/AGL Deduction		0				
ASSESSED VALUE		393,431				
TOTAL EXEMPTION VALUE		0				
BASE TAXABLE VALUE		393,431				
TOTAL JUST VALUE		393,431				
NCON VALUE		0				
INCOME VALUE		0				
PREVIOUS YEAR MKT VALUE		387,593				
INCR EYB 2010-2012 HVAC OB23-451 CC 9/21/2023						
5 YR PRCL CK, N/C						
LATE FILE APPROVAL LETTER MAILED-CHENTNIK						
COA PER WAK TCO						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
OB23-000451	HVAC CHANGE OUT-C		08/29/2023			
15000276	POLE BARN-CO	0	05/29/2015			
2014197	DOCKS/SEAWALLS	0	03/13/2014			
2013850	SOLAR PANELS	0	12/02/2013			
2012736	RE-ROOF	0	10/29/2012			
028049	PORCH	0	08/06/2001			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1255/0869	3/04/2022	WD	Q	I	01	469,000
GRANTOR: WARMACK SCOTT A & MEL						
GRANTEE: NDTCO AS TRUSTEE FB						
1164/0731	8/12/2020	WD	Q	I	01	285,000
GRANTOR: CHENTNIK CHESTER G &						
GRANTEE: JOHNSON ANNE M						
BUILDING NOTES						
BUILDING DIMENSIONS						
FSP=[YR=2001] W38 DCK=[YR=2001] E4 N4 W4 S4\$ W10 PTR=N15 E20 FUS=[YR=1993] E24 N16 W24 FSP=[YR=2001] E24 N5 W24 S5\$ S16\$ W20 S15\$ S10 DCK=[YR=2001] N4 W4 S4 E4\$ E44 BAS=[YR=1993] W44 S32 E22 DCK=[YR=1993] W6 S4 E6 N4\$ E22 N32\$ S10 E4 FOP=[YR=1993] W4 S8 E4 N8\$ N20\$.						

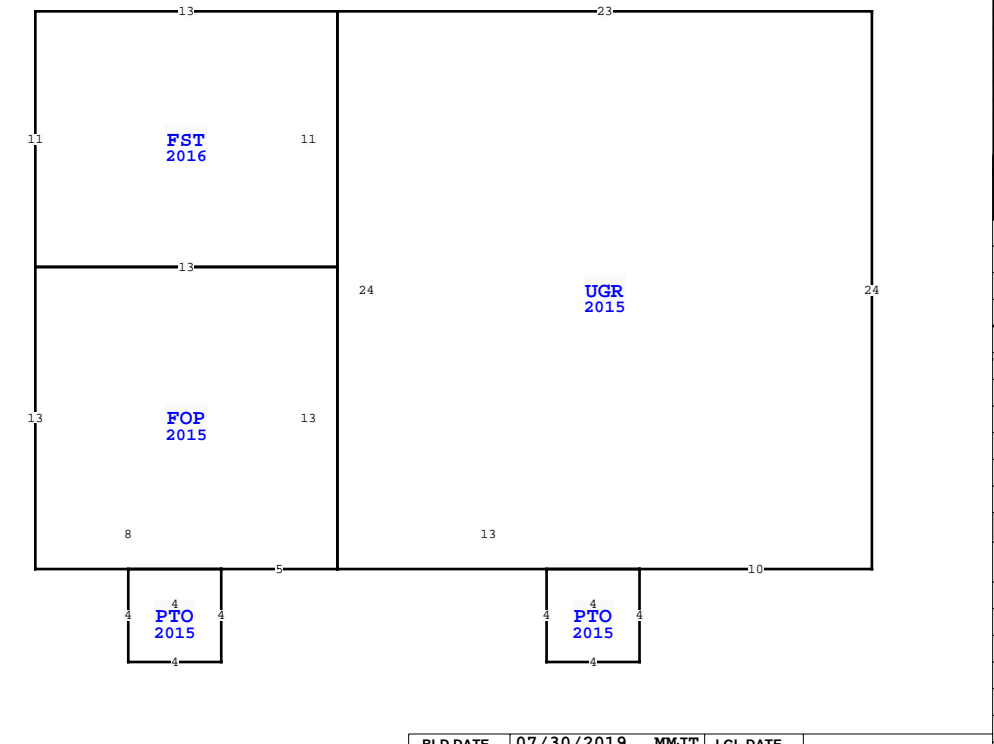
EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0130	FIRE PLACE	0	0	0	1.00	UT	1,690.00	1,690.00	100	1993	1993	3	50	845	
2	1450	SOLAR PANE	0	0	0	24.00	UT	0.00	0.00	100	2014	2014	3	62	0	
3	0371	FLOATING D	0	0	20	120.00	SF	26.00	26.00	100	2014	2014	3	62	1,934	
4	0350	BOATDOCK A	0	0	10	90.00	SF	31.20	31.20	100	2014	2014	3	62	1,741	
5	0375	WOOD WALK	0	0	12	36.00	SF	19.50	19.50	100	2014	2014	3	62	435	
6	0375	WOOD WALK	0	0	15	60.00	SF	19.50	19.50	100	2014	2014	3	62	725	
7	0210	CONCRETE D	0	0	20	240.00	SF	7.80	7.80	100	2015	2015	3	67	1,254	

LAND DESCRIPTION																								
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	0			0.00	0.00	1.00	LT		1.00	1.00	1.20	90,000.00	108,000.00	108,000							

TOTAL OB/XF												6,934											
REVIEW DATE 01/01/2021 BY TBEB Total Acres: 0.00 Total Land Value: 108,000 Market: 0 Agricultural: 0 Common: 108,000 PRINTED 04/22/2026 BY SYS																							

ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	GALVALUM 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Heating Type	01	NONE 100
Air Condition	02	WINDOW 100
Story Height	0	100
Stories	1.	1. 100
Units	0	100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0160	01	353	54.0000	35.10	12,390	2015	2015	0	0	0	8.00	92.00		



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
FOP	169	30	2015	51	1,647
FST	143	55	2016	79	2,551
PTO	16	5	2015	1	32
PTO	16	5	2015	1	32
UGR	552	40	2015	221	7,136
TOTALS	896			353	11,399

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VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
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TOTAL LAND VALUE - MARKET	108,000			
TOTAL MARKET VALUE	393,431			
SOH/AGL Deduction	0			
ASSESSED VALUE	393,431			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	393,431			
TOTAL JUST VALUE	393,431			
NCON VALUE	0			
INCOME VALUE	0			
PREVIOUS YEAR MKT VALUE	387,593			

ADD CHG VIA TCO			
5 YR PRCL CH, CORR TRAV CARD 2			
8-10			
5 YR PRCL CH, CORR TRAV CARD 2, DEL XFOB LN			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1255/0869	3/04/2022	WD Q	Q	I	01	469,000
GRANTOR: WARMACK SCOTT A & MEL						
GRANTEE: NDTCO AS TRUSTEE FB						
1164/0731	8/12/2020	WD Q	Q	I	01	285,000
GRANTOR: CHENTNIK CHESTER G &						
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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

187 GERTIE BROWN RD, SOPCHOPPY	BLD DATE 07/30/2019 MMJT	LGL DATE	07/30/2019 MMJT
	XF DATE 07/30/2019 MMJT	LAND DATE	07/30/2019 MMJT
	INC DATE	AG DATE	

BUILDING NOTES													

BUILDING DIMENSIONS													
UGR=[YR=2015] W23 S24 FOP=[YR=2015] N13 W13 FST=[YR=2016] E13													
N11 W13 S11\$ S13 E8 PTO=[YR=2015] W4 S4 E4 N4\$ E5 \$ E13													
PTO=[YR=2015] W4 S4 E4 N4\$ E10 N24\$.													

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