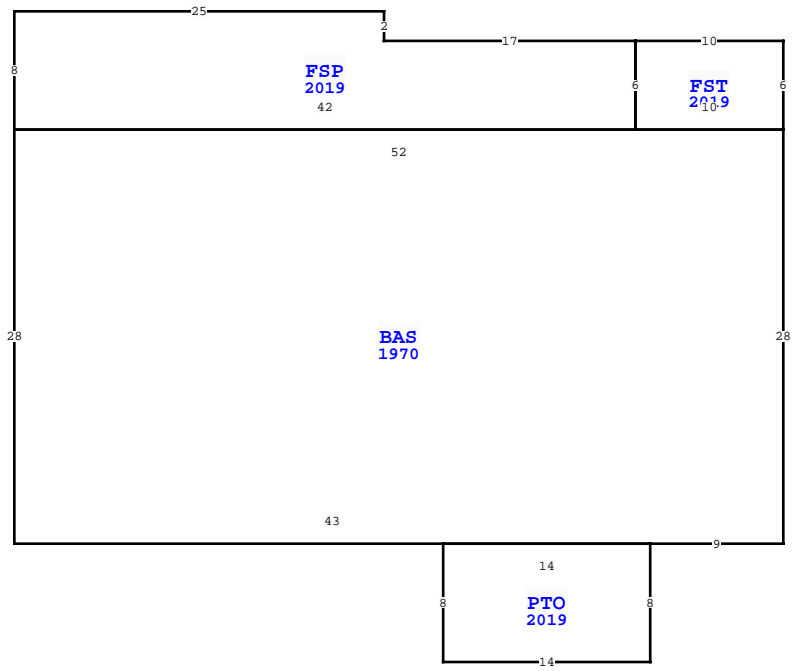




ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100	Foundation			
03	MASONRY 100	Frame			
06	BD/BATTEN 70	Exterior Wall			
15	CONC BLOCK 30	Exterior Wall			
03	GABLE/HIP 100	Roof Structur			
13	GALVALUM 100	Roof Cover			
05	DRYWALL 100	Interior Wall			
11	CLAY TILE 100	Interior Floo			
04	AIR DUCTED 100	Heating Type			
03	CENTRAL 100	Air Condition			
2 100		Bedrooms			
2 100		Bathrooms			
0 100		Story Height			
1. 100		Stories			
0 100		Units			
08 FAIR		Quality			
0100 SINGLE FAMILY		DOR CODE			
5 MKT AREA		MAP NUM			
149.00		NEIGHBORHOOD/LOC			
1.30/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	1970	1,456	188,564
FSP	302	55	2019	166	21,499
FST	60	55	2019	33	4,273
PTO	112	5	2019	6	777
TOTALS				1,930	215,113

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%	- 2022									Heated Area: 1456 HX Base Yr 2022	



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		215,113	
TOTAL MARKET OB/XF VALUE		1,295	
TOTAL LAND VALUE - MARKET		90,000	
TOTAL MARKET VALUE		306,408	
SOH/AGL Deduction		150,688	
ASSESSED VALUE		155,720	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		105,720	
TOTAL JUST VALUE		306,408	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		288,749	
PRMT CK, PU BLD 2, PU XFOBS, DEMO XFOB, CHG/ADD EL			
2022 PORT FROM BROWARD - SANABRIA - ADD HX			
COA PER NCOA REPORT			
5 YR PRCL CK, CHG TRAV, EXW, FLOR, INW.			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OBN23-00046	INSTALL SHED-CC		11/16/2023
B23-000965	INSTALL SHED W/EL	0	09/06/2023
19000998	RENOVATIONS-CO	0	07/01/2019
2011272	RE-ROOF	0	05/02/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1170/0695	9/11/2020	WD Q	Q	I	01	250,000
GRANTOR: WHIDDON DALE & ANNE H						
GRANTEE: SANABRIA STEVEN P &						
1090/0887	11/05/2018	WD Q	Q	I	01	125,000
GRANTOR: KIRKPATRICK PAUL R &						
GRANTEE: WHIDDON DALE & ANNE						

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	0140	FIRE PLACE	0	100	0	0		1.00	UT 2,470.00	100	1980	1980	3	20	494	
2	0360	BOATDOCK F	0	100	14	14		196.00	SF 19.50	100	1991	1991	3	20	764	
3	0211	CONCRETE W	0	100	0	0		24.00	SF 7.80	100	1996	1996	3	20	37	

TOTAL OB/XF													
209 GERTIE BROWN RD, SOPCHOPPY													
BLD DATE	12/05/2019	MMJTT	LGL DATE	12/05/2019	MMJTT								
XF DATE	12/05/2019	MMJTT	LAND DATE	12/05/2019	MMJTT								
INC DATE			AG DATE										

BUILDING NOTES													
BUILDING DIMENSIONS													
FST=[YR=2019] W10 S6 FSP=[YR=2019] N6 W17 N2 W25 S8 E42\$ E10													
BAS=[YR=1970] W52 S28 E43 PTO=[YR=2019] W14 S8 E14 N8\$ E9													
N28\$ N6\$.													

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	240.00	1.00	LT		1.00	1.00	1.00	90,000.00	90,000.00	90,000										