RIVERVIEW SUB
BLOCK 102 LOT 5
OR 22 P 683 & OR 60 P 203

SANABRIA STEVEN P/SANABRIA CHRISTINA
209 GERTIE BROWN RD
SOPCHOPPY, FL 32358-1763

2024

23-5S-03W-042-01114-000

BUILDING CHARACTERISTICS

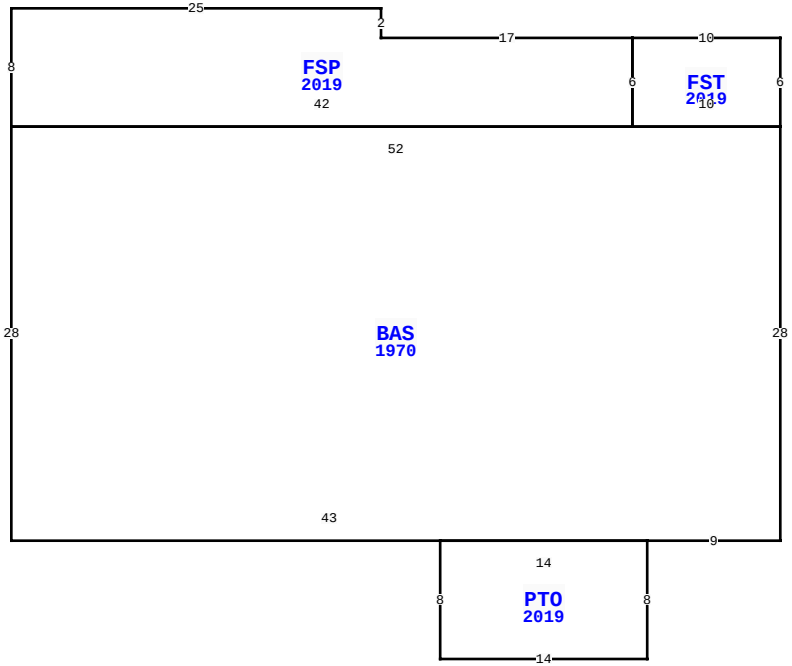
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	03	MASONRY 100
Exterior Wall	06	BD/BATTEN 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	GALVALUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		2 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
Quality	08	FAIR
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	1,456	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			1,661	215,113

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,661	113.9850	140.77	233,819	1970	2015	0	0	0	8.00	92.00

1 SINGLE FAM 100% - 2022 Heated Area: 1456 HX Base Yr 2022



209 GERTIE BROWN RD, SOPCHOPPY

BLD DATE	12/05/2019	MMJT	LGL DATE	12/05/2019	MMJT
XF DATE	12/05/2019	MMJT	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	0140	FIRE PLACE	0	100	0	0	1.00	UT	2,470.00	2,470.00	100	1980	1980	3	20	494	
2	0360	BOATDOCK F	0	100	14	14	196.00	SF	19.50	19.50	100	1991	1991	3	20	764	
3	0211	CONCRETE W	0	100	0	0	24.00	SF	7.80	7.80	100	1996	1996	3	20	37	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

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

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 1,295

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

REVIEW DATE 09/09/2024 BY Nwatts Total Acres: 0.55 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 04/22/2026 BY SYS