

BEGIN AT NW CORNER OF LOT 7
 BLOCK 102 UNIT 11 OF RIVERVIEW
 SUBD IN SEC 23 CONT 1/2 AC M/L

BEGAY RICHARD A/BEGAY BOBBI D
 231 GERTIE BROWN RD
 SOPCHOPPY, FL 32358

2024

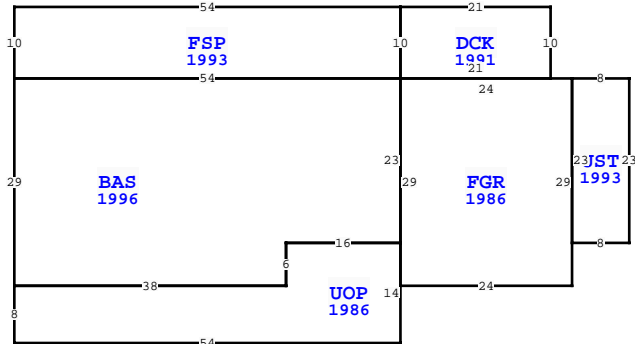
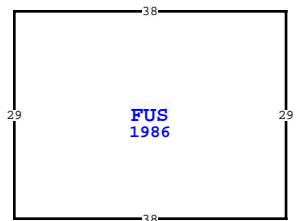
23-5S-03W-042-01117-001



| ELEMENT | CD | CONSTRUCTION |
|---------------|----|----------------|
| Foundation | 03 | CONCR STEM 100 |
| Frame | 02 | WOOD FRAME 100 |
| Exterior Wall | 11 | AVERAGE 50 |
| Exterior Wall | 12 | CEDAR/CYPR 50 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 06 | CUST PANEL 60 |
| Interior Wall | 05 | DRYWALL 40 |
| Interior Floo | 13 | PARQUET 60 |
| Interior Floo | 14 | CARPET 40 |
| Heating Type | 04 | AIR DUCTED 100 |
| Air Condition | 03 | CENTRAL 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Story Height | | 0 100 |
| Stories | 2. | 2. 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 | |
| 0100 | 01 | 3,427 | 115.2000 | 142.27 | 487,559 | 1986 | 1986 | 0 | 0 | 37.00 | 63.00 | |

1 SINGLE FAM 100% - 2018 Heated Area: 2572 HX Base Yr 2018



| Quality | DOR CODE | MAP NUM | NEIGHBORHOOD/LOC |
|------------|--------------------|---------------|------------------|
| 03 AVERAGE | 0100 SINGLE FAMILY | 5 MKT AREA 02 | 149.00 1.30/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS | 1,470 | 100 | 1996 | 1,470 | 131,756 |
| DCK | 210 | 10 | 1991 | 21 | 1,882 |
| FGR | 696 | 50 | 1986 | 348 | 31,191 |
| FSP | 540 | 55 | 1993 | 297 | 26,620 |
| FUS | 1,102 | 100 | 1986 | 1,102 | 98,773 |
| UOP | 528 | 20 | 1986 | 106 | 9,501 |
| UST | 184 | 45 | 1993 | 83 | 7,439 |
| TOTALS | 4,730 | | | 3,427 | 307,162 |

231 GERTIE BROWN RD, SOPCHOPPY

| BLD DATE | XF DATE | INC DATE | MMSR | LGL DATE | LAND DATE | AG DATE |
|------------|------------|----------|------|----------|------------|---------|
| 08/29/2018 | 08/29/2018 | | | | 08/29/2018 | MMSR |

| EXTRA FEATURES | | | | | | | | | | | | | TOTAL OB/XF | | | | | | | | | | | | |
|----------------|------------|-------------|---------|-----|----|-------|----|----------|----------------|-----------|---------|-------------|-------------|--------|-----------------|-------|--|--|--|--|--|--|--|--|--|
| 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 | 0375 | WOOD WALK | 0 | 100 | 18 | 3 | SF | 19.50 | 19.50 | 100 | 1995 | 1995 | 3 | 20 | 211 | | | | | | | | | | |
| 2 | 0140 | FIRE PLACE | 0 | 100 | 0 | 0 | UT | 2,470.00 | 2,470.00 | 100 | 1993 | 1993 | 3 | 50 | 1,235 | | | | | | | | | | |
| 3 | 0371 | FLOATING D | 0 | 100 | 20 | 10 | SF | 26.00 | 26.00 | 100 | 2006 | 2006 | 3 | 27 | 1,404 | | | | | | | | | | |
| 4 | 0210 | CONCRETE D | 0 | 100 | 6 | 30 | SF | 7.80 | 7.80 | 100 | 2014 | 2014 | 3 | 62 | 870 | | | | | | | | | | |

| WAKULLA COUNTY PROPERTY | | | | PAGE 1 of 2 | 3 |
|---------------------------|--|--|--|-------------|---|
| VALUATION SUMMARY | | | | STANDARD | |
| VALUATION BY | | | | STANDARD | |
| Tax Group: 3 | | | | Tax Dist: | |
| BUILDING MARKET VALUE | | | | 320,590 | |
| TOTAL MARKET OB/XF VALUE | | | | 3,720 | |
| TOTAL LAND VALUE - MARKET | | | | 108,000 | |
| TOTAL MARKET VALUE | | | | 432,310 | |
| SOH/AGL Deduction | | | | 164,334 | |
| ASSESSED VALUE | | | | 267,976 | |
| TOTAL EXEMPTION VALUE | | | | 50,000 | |
| BASE TAXABLE VALUE | | | | 217,976 | |
| TOTAL JUST VALUE | | | | 432,310 | |
| NCON VALUE | | | | 0 | |
| INCOME VALUE | | | | 0 | |
| PREVIOUS YEAR MKT VALUE | | | | 400,300 | |

| SALES DATA | | | | | | |
|-------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1366/0652 | 6/26/2024 | WD Q | Q | I | 01 | 575,000 |

GRANTOR: CANTRELL STEVEN JAMES
 GRANTEE: BEGAY RICHARD A
 1031/0494 4/07/2017 WD Q I 01 297,500
 GRANTOR: GANSTER MICHAEL & LIN
 GRANTEE: CANTRELL STEVEN JAM

| BUILDING NOTES | | | | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|--|--|--|--|
| DCK=[YR=1991] W21 S10 BAS=[YR=1996] W54 S29 E38 N6 E16 UOP=[YR=1986] W16 S6 W38 S8 E54 N14\$ N23\$ FSP=[YR=1993] N10 W54 PTR=N15 FUS=[YR=1986] E38 N29 W38 S29\$ S15\$ S10 E54\$ FGR=[YR=1986] S29 E24 N29 UST=[YR=1993] S23 E8 N23 W8\$ W24\$ E21 N10\$. | | | | | | | | | | | | |

| BUILDING DIMENSIONS | | | | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|--|--|--|--|
| DCK=[YR=1991] W21 S10 BAS=[YR=1996] W54 S29 E38 N6 E16 UOP=[YR=1986] W16 S6 W38 S8 E54 N14\$ N23\$ FSP=[YR=1993] N10 W54 PTR=N15 FUS=[YR=1986] E38 N29 W38 S29\$ S15\$ S10 E54\$ FGR=[YR=1986] S29 E24 N29 UST=[YR=1993] S23 E8 N23 W8\$ W24\$ E21 N10\$. | | | | | | | | | | | | |

BEGIN AT NW CORNER OF LOT 7
 BLOCK 102 UNIT 11 OF RIVERVIEW
 SUBD IN SEC 23 CONT 1/2 AC M/L

BEGAY RICHARD A/BEGAY BOBBI D
 231 GERTIE BROWN RD
 SOPCHOPPY, FL 32358

2024

23-5S-03W-042-01117-001

| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|--------|
| ELEMENT | CD | | |
| Foundation | 02 | CONCR SLAB | 100 |
| Frame | 05 | STEEL | 100 |
| Exterior Wall | 25 | MOD METAL | 100 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 12 | MODULAR MT | 100 |
| Interior Wall | 07 | NONE | 100 |
| Interior Floo | 03 | CONC FINSH | 100 |
| Heating Type | 01 | NONE | 100 |
| Air Condition | 01 | NONE | 100 |
| Story Height | | 0 | 100 |
| Stories | 1. | 1. | 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 |
| UGR | 1,200 | 40 | 2014 |
| TOTALS | 1,200 | 480 | 13,428 |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--------------------|------------|-----------|-------------|----------------|----------------|-----------------|------------|------|------|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 2 SFR FGR | | 100% | - 2018 | | | | | | | | |
| Heated Area: 0 | | | | | | HX Base Yr 2018 | | | | | |
| | | | | | | | | | | | |
| BLD DATE | 08/29/2018 | MMSR | LGL DATE | 08/29/2018 | MMSR | AG DATE | 08/29/2018 | MMSR | | | |
| XF DATE | 08/29/2018 | MMSR | LAND DATE | | | AG DATE | | | | | |
| INC DATE | | | | | | | | | | | |

| WAKULLA COUNTY PROPERTY | | | | PAGE 2 of 2 | 3 | |
|---|-------------|-----------|--------|-------------|--------|------------|
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| VALUATION BY | | | | STANDARD | | |
| Tax Group: 3 | | | | Tax Dist: | | |
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| TOTAL MARKET OB/XF VALUE | | | | 3,720 | | |
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| TOTAL MARKET VALUE | | | | 432,310 | | |
| SOH/AGL Deduction | | | | 164,334 | | |
| ASSESSED VALUE | | | | 267,976 | | |
| TOTAL EXEMPTION VALUE | | | | 50,000 | | |
| BASE TAXABLE VALUE | | | | 217,976 | | |
| TOTAL JUST VALUE | | | | 432,310 | | |
| NCON VALUE | | | | 0 | | |
| INCOME VALUE | | | | | | |
| PREVIOUS YEAR MKT VALUE | | | | 400,300 | | |
| 2019 T&P RENEWAL | | | | | | |
| ADD T&P DV 100% SERVICE CONNECTED | | | | | | |
| 5 YR PRCL CH, N/C | | | | | | |
| EMAILED DR-501RV TO J GEARY /SECOND ATTEMPT | | | | | | |
| PERMIT NUM | DESCRIPTION | AMT | ISSUED | | | |
| SALES DATA | | | | | | |
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1366/0652 | 6/26/2024 | WD Q | Q | I | 01 | 575,000 |
| GRANTOR: CANTRELL STEVEN JAMES | | | | | | |
| GRANTEE: BEGAY RICHARD A | | | | | | |
| 1031/0494 | 4/07/2017 | WD Q | Q | I | 01 | 297,500 |
| GRANTOR: GANSTER MICHAEL & LIN | | | | | | |
| GRANTEE: CANTRELL STEVEN JAM | | | | | | |
| BUILDING NOTES | | | | | | |
| BUILDING DIMENSIONS | | | | | | |
| UGR=[YR=2014] W30 S40 E30 N40\$. | | | | | | |

| 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 |
| 231 GERTIE BROWN RD, SOPCHOPPY | | | | | | | | | | | | | | | | |
| TOTAL OB/XF 0 | | | | | | | | | | | | | | | | |

| 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 |
| | | | | | | | | | | | | | | | | | | | | | | | | |