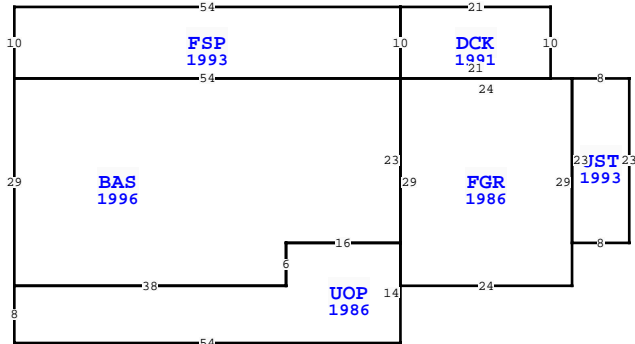
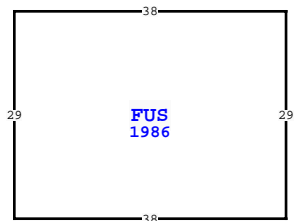


ELEMENT	CD	CONSTRUCTION
Foundation	03	CONCR STEM 100
Frame	02	WOOD FRAME 100
Exterior Wall	11	AVERAGE 50
Exterior Wall	12	CEDAR/CYPR 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	06	CUST PANEL 60
Interior Wall	05	DRYWALL 40
Interior Floo	13	PARQUET 60
Interior Floo	14	CARPET 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	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	0100	5	149.00		
AVERAGE SINGLE FAMILY					
		MKT AREA	1.30/		
			02		
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

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
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			
PREVIOUS YEAR MKT VALUE		400,300	
DENIAL NTC - STEVEN & WENDY DIVORCED T&P WAS UNDE			
H4 -MAILED QUESTIONNAIRE DUE TO T&P CARD RTNE W CH			
2024 T&P CARD RETURN W/COA			
COA PER NCOA REPORT			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OBN24-00047	FOUNDATION REPAIR		10/03/2024
20000667	RE-ROOF	0	07/20/2020
2013818	CARPORT	0	11/18/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1366/0652	6/26/2024	WD	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						

231 GERTIE BROWN RD, SOPCHOPPY

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

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	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	

BUILDING NOTES													

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\$.													

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			0.00	0.00	1.00	LT		1.00	1.00	1.20	90,000.00	108,000.00	108,000							

