24-3S-5W P-50-9-M-6
A PARCEL 100 X 243 FT
OR 59 P 928 & OR 147 P 440

KING KENNETH PAUL/KING LORETTA LYNN
PO BOX 113
HOSFORD, FL 32334

2024

24-3S-05W-000-00079-009

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Foundation	04	PILE WOOD 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		2 100
Bathrooms		1 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
Quality	03	AVERAGE
DOR CODE	0100	SINGLE FAMILY

MAP NUM: 5 | MKT AREA: 13

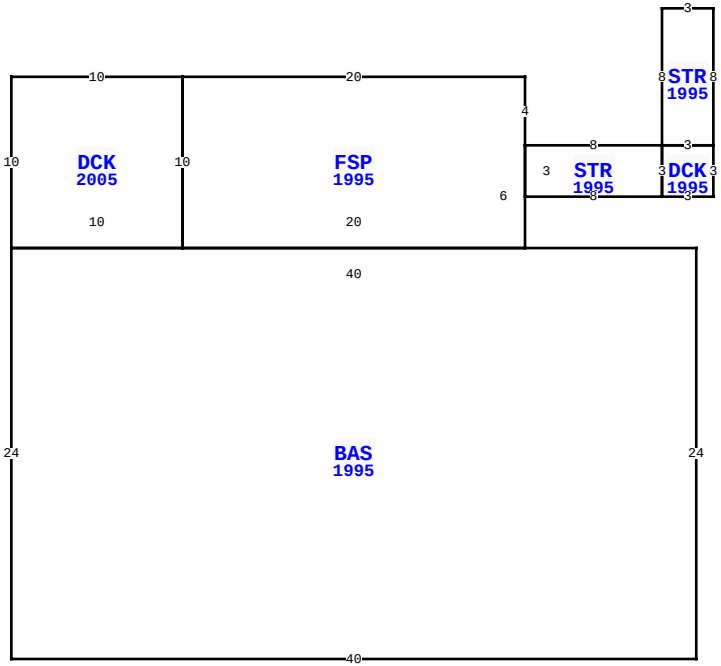
NEIGHBORHOOD/LOC: 000 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	1995	960	78,797
DCK	9	10	1995	1	82
DCK	100	10	2005	10	821
FSP	200	55	1995	110	9,029
STR	24	10	1995	2	164
STR	24	10	1995	2	164
TOTALS	1,317			1,085	89,057

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,085	120.0000	114.00	123,690	1995	1995	0	0	0	28.00	72.00

1 SINGLE FAM 0% - 0 Heated Area: 960 HX Base Yr



104 S EASY ST, SOPCHOPPY

BLD DATE	07/23/2018	MMJT	LGL DATE		
XF DATE	07/23/2018	MMJT	LAND DATE	07/23/2018	MMJT
INC DATE			AG DATE		

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	89,057
TOTAL MARKET OB/XF VALUE	3,269
TOTAL LAND VALUE - MARKET	15,000
TOTAL MARKET VALUE	107,326
SOH/AGL Deduction	0
ASSESSED VALUE	107,326
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	107,326
TOTAL JUST VALUE	107,326
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	108,267

FR, 5 YR CK, NC
5 YR PRCL CK, PU XFOB LN 10.
5 YR PRCL CH, N/C
XFOB LN 5, PU XFOB LN 6-9

PERMIT NUM	DESCRIPTION	AMT	ISSUED
019596	N/A	0	05/02/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1098/0357	1/18/2019	WD	Q	I	01	90,000
GRANTOR: CARPENTER MATTHEW K &						
GRANTEE: KING KENNETH PAUL &						
0627/0374	11/16/2005	WD	Q	I	01	150,000
GRANTOR: CARPENTER MATTHEW K &						
GRANTEE: STRICKLAND CHARLES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W40 DCK=[YR=2005] E10 N10 FSP=[YR=1995] S10 E20 N6 STR=[YR=1995] S3 E8 N3 DCK=[YR=1995] S3 E3 N3 W3$ STR=[YR=1995] E3 N8 W3 S8$ W8$ N4 W20$ W10 S10$ S24 E40 N24$.

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	0360	BOATDOCK F	0	0	11	14	154.00	SF	15.00	15.00	100	1989	1989	3	20	462	
2	0375	WOOD WALK	0	0	104	3	312.00	SF	15.00	15.00	100	1989	1989	3	20	936	
3	0940	OPEN SHED	0	0	21	20	420.00	SF	4.00	4.00	100	1995	1995	3	20	336	
4	0620	WOOD UTL B	0	0	8	10	80.00	SF	6.00	6.00	100	1995	1995	3	20	96	
5	0080	4' CHAINLI	0	0	0	0	96.00	LF	13.00	13.00	100	2002	2002	3	20	250	
6	0375	WOOD WALK	0	0	30	3	90.00	SF	15.00	15.00	100	2007	2007	3	30	405	
7	0940	OPEN SHED	0	0	8	5	40.00	SF	4.00	4.00	100	1995	1995	3	20	32	
8	0770	PUMP HOUSE	0	0	5	4	20.00	SF	5.00	5.00	100	2007	2007	3	40	40	
9	0375	WOOD WALK	0	0	34	3	102.00	SF	15.00	15.00	100	2008	2008	3	34	520	
10	0330	BOAT SHED	0	0	16	4	64.00	SF	15.00	15.00	100	1993	1993	3	20	192	

LAND DESCRIPTION

TOTAL OB/XF 3,269

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	0			100.00	243.00	1.00	LT		1.00	1.00	1.00	15,000.00	15,000.00	15,000							

REVIEW DATE 08/18/2023 BY FRLA Total Acres: 0.56 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 04/01/2026 BY SYS