

SOPCHOPPY RIVER SUB BLK C
 LOTS 3 & 4 OR 42 P 599
 OR 125 P 378 OR 206 P 775

HUDSON VONNIE GAYLE/HUDSON CRANLEY LEON
 50 CLAXTON VAUSE SR RD
 SOPCHOPPY, FL 32358

2024

25-5S-03W-037-01158-000

ELEMENT		CD	BUILDING CHARACTERISTICS		CONSTRUCTION	
Foundation	02	03	CONCR SLAB 100		100	
Frame	03	03	MASONRY 100		100	
Exterior Wall	15	03	CONC BLOCK 100		100	
Roof Structur	03	03	GABLE/HIP 100		100	
Roof Cover	03	03	COMP SHNGL 100		100	
Interior Wall	05	03	DRYWALL 100		100	
Interior Floo	07	03	VYL PLANK 100		100	
Heating Type	03	03	FORCED AIR 100		100	
Air Condition	03	03	CENTRAL 100		100	
Bedrooms			3 100			
Bathrooms			2 100			
Story Height			0 100			
Stories	1.		1. 100			
Units			0 100			
Quality	03		AVERAGE			
DOR CODE	0100		SINGLE FAMILY			
MAP NUM	5		MKT AREA	01		
NEIGHBORHOOD/LOC	37.00		1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	
BAS	1,218	100	1993	1,218	98,944	
FOP	275	30	1993	82	6,661	
UGR	273	40	1993	109	8,855	
UST	104	45	1993	47	3,818	
TOTALS	1,870			1,456	118,278	

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%	2023		153,608	1960	2015	0	15	0	77.00
				Heated Area: 1218					HX Base Yr 2023		

Diagram showing building layout with area labels: UST 1993, BAS 1993, UGR 1993, FOP 1993.

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		118,278	
TOTAL MARKET OB/XF VALUE		173	
TOTAL LAND VALUE - MARKET		32,000	
TOTAL MARKET VALUE		150,451	
SOH/AGL Deduction		74,479	
ASSESSED VALUE		75,972	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		25,972	
TOTAL JUST VALUE		150,451	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		152,090	
ADJUSTED BY ED			
5YR CK MM CHG HTTP TO 03 PU XF0B EYB			
PORT FROM SEMINOLE - HUDSON			
COA PER OWNER PHONE CALL (989) 965-1815.			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
15001126	BLDG	0	12/17/2015
15001129	RE-ROOF-CO	0	12/15/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1274/0307	7/08/2022	WD Q	Q	I	01	230,000
GRANTOR: RUSSELL ROBERT D & TE						
GRANTEE: HUDSON VONNIE GAYLE						
1047/0722	9/18/2017	WD Q	Q	I	01	45,000
GRANTOR: BEARDEN DARLENE						
GRANTEE: RUSSELL ROBERT D &						

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	0055	PORTABLE C	0	100	20	12			240.00	100	2007	2007	3	30	0	
2	0210	CONCRETE D	0	100	8	12			96.00	100	2007	2007	3	30	173	
3	0625	PORT WD UT	0	100	24	12			288.00	100	2022	2022	3	97	0	

50 CLAXTON VAUSE SR RD, SOPCHOPPY

BUILDING NOTES			
BLD DATE 10/11/2017 MMSR LGL DATE 10/11/2017 MMSR			
XF DATE 10/11/2017 MMSR LAND DATE 10/11/2017 MMSR			
INC DATE AG DATE			

BUILDING DIMENSIONS			
BAS=[YR=1993] W42 S29 E42 FOP=[YR=1993] W55 UGR=[YR=1993] E13 N21 W13 UST=[YR=1993] E13 N8 W13 S8\$ S21\$ S5 E55 N5\$ N29\$.			

LAND DESCRIPTION																								
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	000100	C	SFR	100			100.00	104.00	2.00	LT		1.00	1.00	1.00	16,000.00	16,000.00	32,000							