

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	
Frame	03	03	MASONRY	100		
Exterior Wall	15	03	CONC	BLOCK	100	
Roof Structur	03	03	GABLE/HIP	100		
Roof Cover	03	03	COMP	SHNGL	100	
Interior Wall	05	03	DRYWALL	100		
Interior Floo	07	03	VYL	PLANK	100	
Heating Type	03	03	FORCED	AIR	100	
Air Condition	03	03	CENTRAL	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		Heated Area: 1218					HX Base Yr 2023				
BLD DATE	10/11/2017	MMSR	LGL DATE	10/11/2017	MMSR	LAND DATE	10/11/2017	MMSR						
XF DATE	10/11/2017	MMSR	AG DATE											
INC DATE														

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	0.00	100	2007	2007	3	30	0
2	0210	CONCRETE D	0	100	8	12			96.00	SF 6.00	100	2007	2007	3	30	173
3	0625	PORT WD UT	0	100	24	12			288.00	SF 0.00	100	2022	2022	3	97	0

BUILDING NOTES														
50 CLAXTON VAUSE SR RD, SOPCHOPPY														

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															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	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							