

P-7-2-M-9 3 AC M/L IN THE NORTH 1/2 OF THE NORTH 1/2 OF THE WEST 1/2 & BEING EAST OF

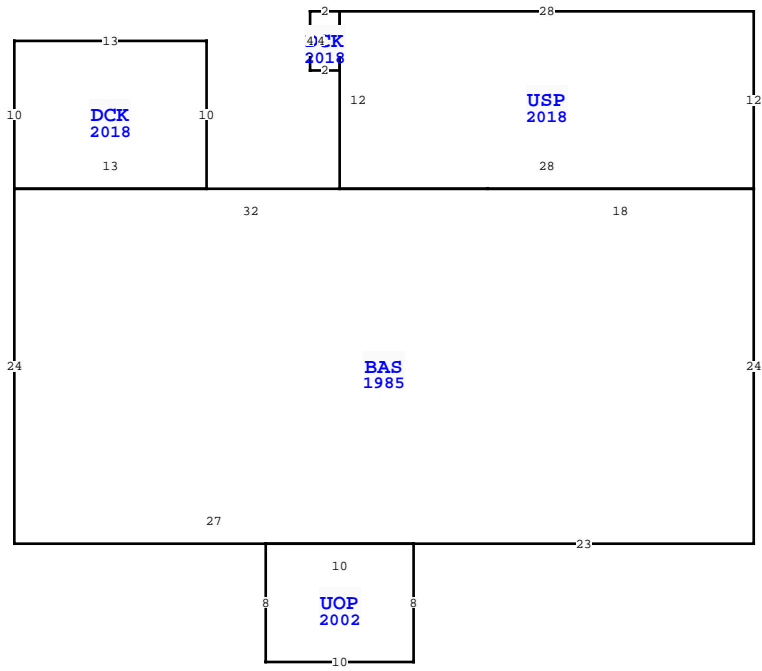
ELLIS JOEL  
2951 SMITH CREEK HWY  
SOPCHOPPY, FL 32358

2024

29-3S-04W-000-00180-002

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
01	WOOD FRAME 100				
02	WOOD FRAME 100				
30	VINYL 100				
03	GABLE/HIP 100				
13	GALVALUM 100				
05	DRYWALL 100				
14	CARPET 70				
08	SHT VINYL 30				
04	AIR DUCTED 100				
03	CENTRAL 100				
2	100				
1.	1.100				
00	N/A 100				
0	100				
08	FAIR				
0200	MOBILE HOME				
5	MKT AREA	13			
000	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1985	1,200	33,898
DCK	8	10	2018	1	28
DCK	130	10	2018	13	367
UOP	80	25	2002	20	565
USP	336	50	2018	168	4,746
TOTALS	1,754			1,402	39,604

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0200	02	1,402	100.8900	70.62	99,009	1985	1985	0	0	60.00	40.00
1 MOBILE HOM 100% - 2023 Heated Area: 1200 HX Base Yr 2023											



WAKULLA COUNTY PROPERTY				
VALUATION SUMMARY			PAGE 1 of 3	
VALUATION BY		STANDARD		
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE		63,713		
TOTAL MARKET OB/XF VALUE		2,212		
TOTAL LAND VALUE - MARKET		22,500		
TOTAL MARKET VALUE		88,425		
SOH/AGL Deduction		5,922		
ASSESSED VALUE		82,503		
TOTAL EXEMPTION VALUE		HX HB 50,000		
BASE TAXABLE VALUE		32,503		
TOTAL JUST VALUE		88,425		
NCON VALUE		5,590		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		51,695		
FR 5YR CK 8/16/23; PU NEW TRAV & 2 BLDGS, PU XFOBS				
PROP OWNER DID NOT WANT FR ON PROP				
COA PER WAK TCO				
5 YR PRCL CK, PU XFOB LN 2, 3				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
19000105	GENERATOR	0	11/07/2019	
028522	MECH	0	01/04/2002	
028468	MH	0	12/17/2001	
028468	DW MH	0	12/17/2001	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD	SALE PRICE
1041/0570	7/24/2017	WD Q	I 05	41,000
GRANTOR: RILEY GEORGE L SR				
GRANTEE: ELLIS JOEL				
1000/0369	4/29/2016	OR U	I 18	0
GRANTOR: RILEY GEORGE LITTLETO				
GRANTEE: RILEY GEORGE L SR				
BUILDING NOTES				
BUILDING DIMENSIONS				
BAS=[YR=1985;ORIG=0,0] W18 W32 S24 E27 E23 N24 \$				
USP=[YR=2018;ORIG=-28,-12] E28 S12 W28 N12 \$				
DCK=[YR=2018;ORIG=-50,-10] E13 S10 W13 N10 \$				
UOP=[YR=2002;ORIG=-23,24] W10 S8 E10 N8 \$				
DCK=[YR=2018;ORIG=-30,-12] E2 S4 W2 N4 \$				

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	0770	PUMP HOUSE	0	100	5	5			5.00	100	2004	2004	3	10	13	
2	0950	METAL SHED	0	100	30	8	SF	8.00	8.00	100	2016	2016	3	72	1,382	
3	0950	METAL SHED	0	100	8	8	SF	8.00	8.00	100	2016	2016	3	72	369	
4	0210	CONCRETE D	0	100	2	27	SF	6.00	6.00	100	2024	2020	AV	89	288	
5	0210	CONCRETE D	0	100	3	10	SF	6.00	6.00	100	2024	2020	AV	89	160	
TOTALS															2,212	

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	000201	C	MH	100			0.00	0.00	3.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	22,500							

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NORTH 1/2 OF THE NORTH 1/2 OF  
THE WEST 1/2 & BEING EAST OF

ELLIS JOEL  
2951 SMITH CREEK HWY  
SOPCHOPPY, FL 32358

**2024**

29-3S-04W-000-00180-002

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	01	WOOD FRAME	100
Frame	02	WOOD FRAME	100
Exterior Wall	08	WD ON PLY	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	100
Interior Wall	04	PLYWOOD	100
Interior Floo	02	MIN PLYWD	100
Heating Type	01	NONE	100
Air Condition	02	WINDOW	100
Stories	1.	1. 100	
Units		0 100	
Condition Adj	12	AVERAGE	100
Quality	01	MINIMUM	
DOR CODE	0200 MOBILE HOME		
MAP NUM	5	MKT AREA	13
NEIGHBORHOOD/LOC	000 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	336	100	2019
UOP	120	25	2019
UOP	348	25	2019
UST	96	55	2019
TOTALS	900		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	WKSHP/BARN	100%	- 2024								
Heated Area: 336						HX Base Yr 2023					
BLD DATE	07/25/2018		MMJT	LGL DATE	07/25/2018		MMJT				
XF DATE	07/25/2018		MMJT	LAND DATE	07/25/2018		MMJT				
INC DATE											

WAKULLA COUNTY PROPERTY				PAGE 2 of 3	3
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 3		Tax Dist:	
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TOTAL MARKET VALUE				88,425	
SOH/AGL Deduction				5,922	
ASSESSED VALUE				82,503	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				32,503	
TOTAL JUST VALUE				88,425	
NCON VALUE				5,590	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				51,695	
2018 NEW OWNER LETTER RETURNED/UTF					
5 YR PRCL CH, CHG QUAL					
GEORGE L RILEY JR DOD 3-9-2015 OR 966 P 354					
RCVR, PU NEW TRAV					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1041/0570	7/24/2017	WD Q	Q	I	05	41,000
GRANTOR: RILEY GEORGE L SR						
GRANTEE: ELLIS JOEL						
1000/0369	4/29/2016	OR U	I	18		0
GRANTOR: RILEY GEORGE LITTLETO						
GRANTEE: RILEY GEORGE L SR						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON

TOTAL OB/XF												0												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

BUILDING NOTES											
UOP=[YR=2019;ORIG=50,-28] S6 E50 N10 W12 S4 W38 \$ BAS=[YR=2019;ORIG=50,-40] S12 E28 N12 W28 \$ UOP=[YR=2019;ORIG=78,-40] E10 S12 W10 N12 \$ UST=[YR=2019;ORIG=88,-40] E12 S8 W12 N8 \$											

LAND DESCRIPTION												TOTAL OB/XF												0			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV			

P-7-2-M-9 3 AC M/L IN THE NORTH 1/2 OF THE NORTH 1/2 OF THE WEST 1/2 & BEING EAST OF

ELLIS JOEL  
2951 SMITH CREEK HWY  
SOPCHOPPY, FL 32358

**2024**

29-3S-04W-000-00180-002

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
Stories	1.	1. 100	
Units		0 100	
Condition Adj	12	AVERAGE	100
Quality	03	AVERAGE	
DOR CODE	0200	MOBILE HOME	
MAP NUM	5	MKT AREA	13
NEIGHBORHOOD/LOC	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,050	100	2020
TOTALS	1,050		1,050
			13,821

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
3	MTL	BLD/RES	100%	- 2024								Heated Area: 1050	HX Base Yr 2023
BLD DATE	07/25/2018	MMJT	LGL DATE	07/25/2018	MMJT	LAND DATE	07/25/2018	MMJT					
XF DATE	07/25/2018	MMJT	AG DATE										
INC DATE													

WAKULLA COUNTY PROPERTY				PAGE 3 of 3	3	
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ASSESSED VALUE	82,503					
TOTAL EXEMPTION VALUE	50,000			HX HB		
BASE TAXABLE VALUE	32,503					
TOTAL JUST VALUE	88,425					
NCON VALUE	5,590					
INCOME VALUE						
PREVIOUS YEAR MKT VALUE	51,695					
5 YR PRCL CH, PU FNDN & FRME, CORR FLOOR,						
3 YR PRCL CK, PU XFOB, NEW TRAV						
LAND VALUE CHANGE						
CORRECTED LAND LINE						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1041/0570	7/24/2017	WD	Q	I	05	41,000
GRANTOR: RILEY GEORGE L SR						
GRANTEE: ELLIS JOEL						
1000/0369	4/29/2016	OR	U	I	18	0
GRANTOR: RILEY GEORGE LITTLETO						
GRANTEE: RILEY GEORGE L SR						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2020;ORIG=40,20] E35 S30 W35 N30 \$						

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
2951 SMITH CREEK 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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV			

REVIEW DATE 08/16/2023 BY FRLH																									
Total Acres: 3.00										Total Land Value: 22,500					Market: 0			Agricultural: 0			Common: 22,500			PRINTED 04/22/2026 BY SYS	