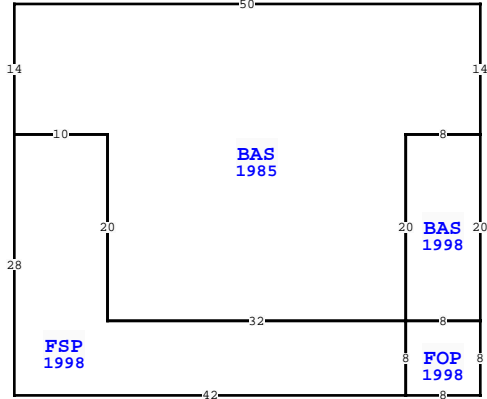


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	01	WOOD FRAME 100
Frame	02	WOOD FRAME 100
Exterior Wall	12	CEDAR/CYPR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	14	CARPET 30
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		2 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 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	2,363	116.1000	110.30	260,639	1985	1987	0	0	36.00	64.00	
1 SINGLE FAM			100% - 0	Heated Area: 1852			HX Base Yr					



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		166,809	
TOTAL MARKET OB/XF VALUE		455	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		202,264	
SOH/AGL Deduction		83,628	
ASSESSED VALUE		118,636	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		68,636	
TOTAL JUST VALUE		202,264	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		204,927	
INCR EYB 1985-1987 HEAT PUMP CC 5-2022			
5 YR PRCL CK, DEL XFOB LN 7			
5 YR PRCL CH, CORR FLOOR, DEL XFOB LN 3			
CORR DATES PER OWNER INFO, DEL XFOB LN 6-7			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000432	HEAT PUMP-CC	0	05/02/2022
15001034	RE-ROOF-CO	0	11/10/2015

QUALITY	CD	DESCRIPTION			
03	AVERAGE				
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	5	MKT AREA 02			
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,340	100	1985	1,340	94,593
BAS	160	100	1998	160	11,295
FOP	216	30	1994	65	4,589
FOP	64	30	1998	19	1,341
FSP	536	55	1998	295	20,825
FST	80	55	1994	44	3,106
GOF	352	125	1994	440	31,060
TOTALS	2,748			2,363	166,809

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1355/0082	3/28/2024	WD Q	Q	I	01	460,000
GRANTOR: MALCOMSON PETER B						
GRANTEE: KNIGHT CHARLES OWEN						
0228/0647	3/08/1994	WD U	I			125,000
GRANTOR:						
GRANTEE:						

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
3	0130	FIRE PLACE	0	100	0	1.00	UT	1,300.00	1,300.00	100	1985	1985	3	35	455	

TOTAL OB/XF												
730 WOODLAKE RD, SOPCHOPPY												
BLD DATE	08/01/2019	MMJTT	LGL DATE	08/01/2019	MMJTT	LAND DATE	08/01/2019	MMJTT	AG DATE			

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[YR=1985] W50 S14 E10 S20 E32 FSP=[YR=1998] W32 N20 W10 S28 E42 N8 \$ BAS=[YR=1998] E8 N20 W8 S20\$ FOP=[YR=1998] S8 E8 PTR=E20 N20 FOP=[YR=1994] E27 N8 W27 GOF=[YR=1994] E17 N8 E10 FST=[YR=1994] W10 S8 E10 N8\$ N8 W27 S16\$ S8\$ S20 W20\$ N8 W8 \$ N20 E8 N14\$.												

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	000132	C	SFR RIVER	100			0.00	0.00	1.00	LT		1.00	1.00	0.50	70,000.00	35,000.00	35,000							