29-5S-3W P-2-M-18
5.13 AC IN N 1/2 OF NW 1/4
DB 60 P 451

KNIGHT CHARLES OWEN/KNIGHT DEBORAH LYNN
PO BOX 73
SOPCHOPPY, FL 32358

**2024**

29-5S-03W-000-01194-000

## BUILDING CHARACTERISTICS

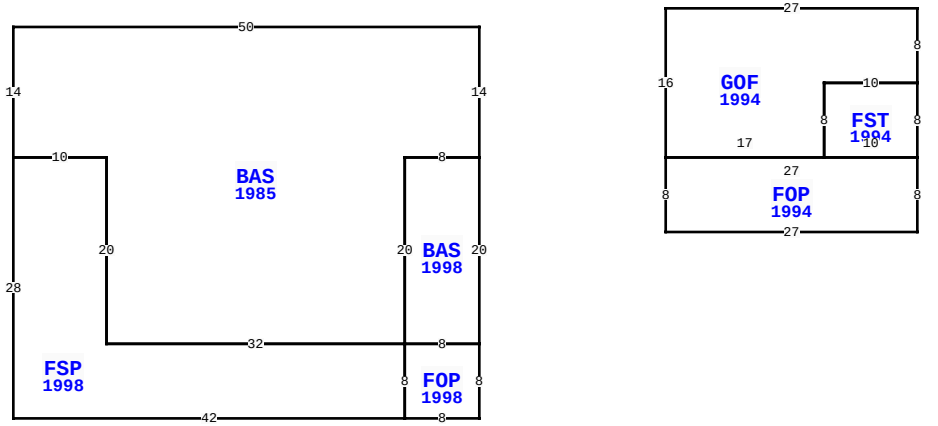
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Foundation | 01 | WOOD FRAME 100 |
| Frame | 02 | WOOD FRAME 100 |
| Exterior Wall | 12 | CEDAR/CYPR 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 70 |
| Interior Floo | 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 |
| Quality | 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 |

## 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 | 0 | 36.00 | 64.00 |

1 SINGLE FAM 100% - 0 Heated Area: 1852 HX Base Yr




730 WOODLAKE RD, SOPCHOPPY

| | | | |
|---|---|---|---|
| BLD DATE | 08/01/2019 MMJT | LGL DATE | 08/01/2019 MMJT |
| XF DATE | 08/01/2019 MMJT | LAND DATE | |
| INC DATE | | AG DATE | |

## WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | | |
|---|---|---|
| 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 | HX HB | 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 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1355/0082 | 3/28/2024 | WD | 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: | | | | | | |

## 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$.

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

## LAND DESCRIPTION

TOTAL OB/XF 455

| 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 | 100 | | | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 0.50 | 70,000.00 | 35,000.00 | 35,000 | | | | | | | |

REVIEW DATE 08/01/2019 BY MMJT Total Acres: 5.13 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 06/17/2026 BY SYS