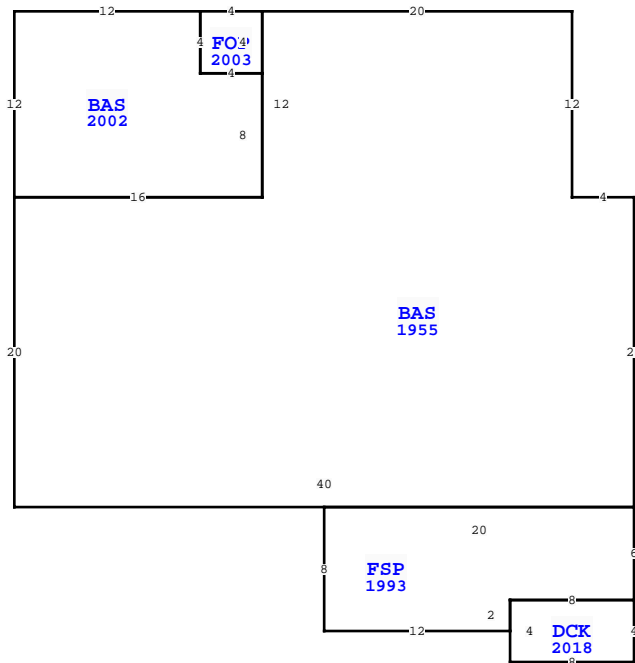




ELEMENT		CD		CONSTRUCTION	
Foundation	01	WOOD	FRAME	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	30	VINYL	80		
Exterior Wall	08	WD ON	PLY	20	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL	100		
Interior Floo	09	PINE WOOD	100		
Heating Type	02	CONVECTION	100		
Air Condition	02	WINDOW	100		
Bedrooms		2	100		
Bathrooms		1	100		
Story Height		0	100		
Stories	1.	1.	100		
Units		0	100		
Quality	02	BELOW 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	1,040	100	1955	1,040	32,989
BAS	176	100	2002	176	5,583
DCK	32	10	2018	3	95
FOP	16	30	2003	5	159
FSP	144	55	1993	79	2,506
TOTALS	1,408			1,303	41,331

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,303	83.4700	79.30	103,328	1955	1955	0	0	60.00	40.00		
1 SINGLE FAM 0% - 0 Heated Area: 1216 HX Base Yr													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			41,331
TOTAL MARKET OB/XF VALUE			7,589
TOTAL LAND VALUE - MARKET			70,000
TOTAL MARKET VALUE			118,920
SOH/AGL Deduction			0
ASSESSED VALUE			118,920
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			118,920
TOTAL JUST VALUE			118,920
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			118,927
CORR TRAV			
CORR CODE XFOB LN 8, DEL XFOB LN 15-16, PU			
5 YR PRCL CH, CORR CODE DIMENS XFOB LN 5 & 7,			
5 YR PRCL CH, PU XFOB LN 16, CORR LN 2			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2005202	REROOF	0	02/17/2005
021268	N/A	0	08/09/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1200/0190	3/25/2021	WD Q	I	01		90,000
GRANTOR: CARTER ROBERT H JR &						
GRANTEE: GRAHAM RAYMOND L &						
1132/0588	11/26/2019	WD U	I	30		100
GRANTOR: CARTER ROBERT H JR &						
GRANTEE: CARTER ROBERT H JR						

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	0050	CARPOR UN	0	0	21	24	SF	9.00	9.00	100	2002	2002	3	59	2,676	
2	0211	CONCRETE W	0	0	72	3	SF	6.00	6.00	100	1980	1980	3	20	320	
3	0080	4' CHAINLI	0	0	0	0	LF	13.00	13.00	100	1993	1993	3	20	281	
4	0060	DECK WOOD	0	0	16	12	SF	5.00	5.00	100	2002	2002	3	20	192	
5	0375	WOOD WALK	0	0	16	4	SF	15.00	15.00	100	2002	2002	3	20	192	
6	0350	BOATDOCK A	0	0	32	4	SF	24.00	24.00	100	2002	2002	3	20	614	
7	0350	BOATDOCK A	0	0	21	4	SF	24.00	24.00	100	2002	2002	3	20	403	
8	0610	VINYL UTL	0	0	10	11	SF	6.00	6.00	100	2002	2002	3	20	132	
9	0940	OPEN SHED	0	0	20	8	SF	4.00	4.00	100	2002	2002	3	20	128	
10	0210	CONCRETE D	0	0	24	26	SF	6.00	6.00	100	2002	2002	3	20	749	

TOTAL OB/XF													
5,687													
BLD DATE	08/01/2019	MMSR	LGL DATE										
XF DATE	08/01/2019	MMSR	LAND DATE	08/01/2019 MMSR									
INC DATE			AG DATE										

BUILDING NOTES													
28 TALQUIN TRACE LN, SOPCHOPPY													

BUILDING DIMENSIONS													
BAS=[YR=1955] W20 S12 W16 BAS=[YR=2002] E16 N8 W4 N4													
FOP=[YR=2003] S4 E4 N4 W4\$ W12 S12\$ S20 E40 FSP=[YR=1993]													
W20 S8 E12 N2 E8 DCK=[YR=2018] W8 S4 E8 N4\$ N6\$ N20 W4 N12\$.													

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
1	000132	C	SFR RIVER	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	70,000.00	70,000.00	70,000							

