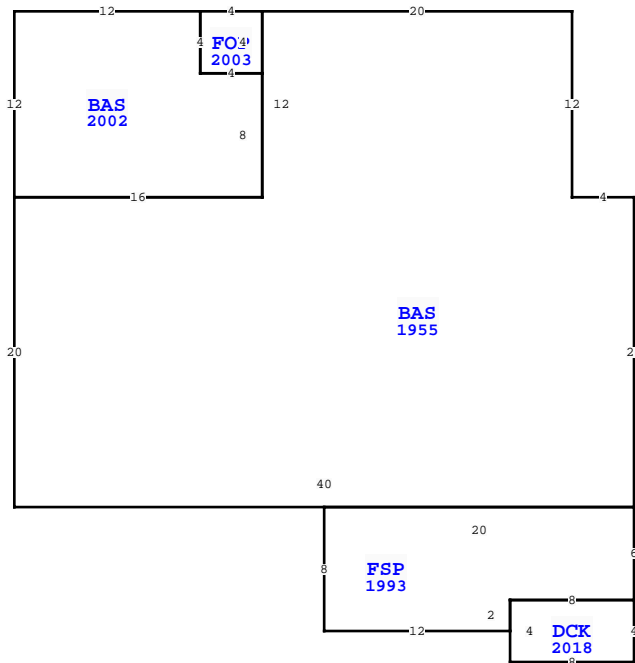




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	01	WOOD FRAME	100
Frame	02	WOOD FRAME	100
Exterior Wall	30	VINYL	80
Exterior Wall	08	WD ON PLY	20
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	09	PINE WOOD	100
Heating Type	02	CONVECTION	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
BAS	1,040	100	1955
BAS	176	100	2002
DCK	32	10	2018
FOP	16	30	2003
FSP	144	55	1993
TOTALS	1,408		

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	Q	I	01	90,000
GRANTOR: CARTER ROBERT H JR &						
GRANTEE: GRAHAM RAYMOND L &						
1132/0588	11/26/2019	WD U	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	CARPOT 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 S12 S20 E40 FSP=[YR=1993]													
W20 S8 E12 N2 E8 DCK=[YR=2018] W8 S4 E8 N4 S N6 S N20 W4 N12 S.													

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	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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	70,000.00	70,000.00	70,000							

