

ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	06	WOOD	FRAME	100	
Exterior Wall	02	BD/BATTEN	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	50		
Interior Wall	06	CUST PANEL	50		
Interior Floor	11	CLAY TILE	50		
Interior Floor	14	CARPET	50		
Heating Type	04	AIR DUCTED	100		
Air Condition	03	CENTRAL	100		
Bedrooms		3	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	474	100	1998	474	41,203
BAS	570	100	1998	570	49,547
FOP	48	30	1998	14	1,217
FSP	550	55	2003	302	26,252
OWH	534	100	1998	534	46,418
TOTALS	2,176			1,894	164,636

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2021		Heated Area: 1578					HX Base Yr 2021	

WAKULLA COUNTY PROPERTY VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			164,636
TOTAL MARKET OB/XF VALUE			11,220
TOTAL LAND VALUE - MARKET			49,000
TOTAL MARKET VALUE			224,856
SOH/AGL Deduction			1,250
ASSESSED VALUE			223,606
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			173,606
TOTAL JUST VALUE			224,856
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			225,720
EMLD DR501R TO PUTNAM CO FOR VAN OLINDA			
5 YR PRCL CK, DEL XFOB LN 11.			
XFOB LN 4, PU XFOB LN 8-10, DEL XFOB LN 11			
5 YR PRCL CH, CORR LF XFOB LN 3, CORR DIMENS			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000460	ROOF OVER	0	05/26/2020
2014450	MECH	0	06/04/2014
29013	WD/WALK	0	05/10/2002
023140	N/A	0	01/22/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1144/0118	3/17/2020	WD Q	Q	I	01	180,000
GRANTOR: OLINDA ROBERT VAN						
GRANTEE: VIDAL JORGE & RIVER						
0929/0326	12/06/2013	WD U	U	I	39	126,000
GRANTOR: LUNN TERRENCE E & ROB						
GRANTEE: OLINDA ROBERT VAN						

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	0620	WOOD UTL B	0	100	12	8	SF	6.00	6.00	100	2007	2007	3	30	173	
2	0140	FIRE PLACE	0	100	0	0	UT	1,900.00	1,900.00	100	2002	2002	3	59	1,121	
3	0375	WOOD WALK	0	100	447	4	SF	15.00	15.00	100	1990	1990	3	20	5,364	
4	0620	WOOD UTL B	0	100	10	4	SF	6.00	6.00	100	2003	2003	3	21	50	
5	0955	PRIVACY FE	0	100	0	0	LF	15.00	15.00	100	2010	2010	3	60	288	
6	0740	UNFINISH O	0	100	12	12	SF	11.00	11.00	100	2007	2007	3	68	1,077	
7	0940	OPEN SHED	0	100	10	3	SF	4.00	4.00	100	2014	2014	3	62	74	
8	0375	WOOD WALK	0	100	10	10	SF	15.00	15.00	100	2012	2012	3	52	780	
9	0960	SCREEN ROO	0	100	13	10	SF	21.00	21.00	100	2015	2015	3	84	2,293	

TOTAL OB/XF																								
11,220																								
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	100			0.00	0.00	1.00	LT		1.00	1.00	0.70	70,000.00	49,000.00	49,000							

BUILDING NOTES											
BLD DATE 05/23/2016 MMSR LGL DATE 06/04/2019 MMJT											
XF DATE 06/04/2019 MMJT											
INC DATE											
26 WATSON RD, SOPCHOPPY											

BUILDING DIMENSIONS											
FSP=[YR=2003] W56 S8 E20 BAS=[YR=1998] W20 S30 E14											
FOP=[YR=1998] S6 E8 N6 W8\$ N18 U6 R6 N6\$ S6 E17											
OWH=[YR=1998] W17 L6 D6 S18 E23 N24\$ N6 E19 BAS=[YR=1998] W19 S30 E19 N30\$ N8\$.											