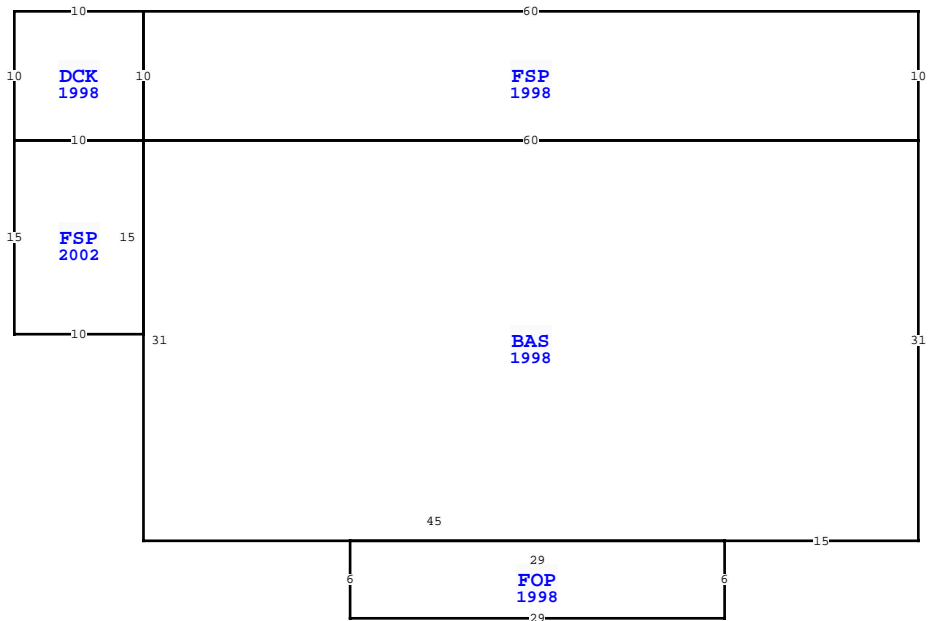


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	03	CONCR STEM 100
Frame	02	WOOD FRAME 100
Exterior Wall	12	CEDAR/CYPR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 80
Interior Floor	11	CLAY TILE 20
Heating Type	04	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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,334	120.4000	114.38	266,963	1997	1997	0	0	26.00	74.00
1 SINGLE FAM 100% - 1998 Heated Area: 1860 HX Base Yr 1998											



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	1,860	100	1998	1,860	157,433
DCK	100	10	1998	10	847
FOP	174	30	1998	52	4,402
FSP	600	55	1998	330	27,931
FSP	150	55	2002	82	6,940
TOTALS	2,884			2,334	197,553

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	0130	FIRE PLACE	0	100	0	0	1.00	UT	1,300.00	1,300.00	100	1998	1998	3	55	715	
2	0620	WOOD UTL B	0	100	6	8	48.00	SF	6.00	6.00	100	1998	1998	3	20	58	
3	0375	WOOD WALK	0	100	16	3	48.00	SF	15.00	15.00	100	2002	2002	3	20	144	
4	0060	DECK WOOD	0	100	16	24	384.00	SF	5.00	5.00	100	2002	2002	3	20	384	
5	0350	BOATDOCK A	0	100	24	4	96.00	SF	24.00	24.00	100	2002	2002	3	20	461	
6	0211	CONCRETE W	0	100	4	3	12.00	SF	6.00	6.00	100	2011	2011	3	47	34	

54 WATSON RD, SOPCHOPPY			BLD DATE	08/01/2019	MMJTT	LGL DATE	
			XF DATE	08/01/2019	MMJTT	LAND DATE	08/01/2019 MMJTT
			INC DATE			AG DATE	

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			197,553
TOTAL MARKET OB/XF VALUE			1,796
TOTAL LAND VALUE - MARKET			70,000
TOTAL MARKET VALUE			269,349
SOH/AGL Deduction			39,694
ASSESSED VALUE			229,655
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			179,655
TOTAL JUST VALUE			269,349
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			272,109
5 YR PRCL CK, N/C			
5 YR PRCL CH, PU XF0B LN 6			
& FRME PER DS/DR/MM			
CORR TRAV FOR 2008,2009,2010 & FLOOR, PU FNDN			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
021172	N/A	0	07/11/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0256/0459	6/21/1995	WD Q	V			55,900
GRANTOR:						
GRANTEE:						
0191/0170	4/01/1992	WD U	V			40,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS
FSP=[YR=1998] W60 S10 E60 BAS=[YR=1998] W60 DCK=[YR=1998] N10 W10 S10 E10\$ FSP=[YR=2002] W10 S15 E10 N15\$ S31 E45 FOP=[YR=1998] W29 S6 E29 N6\$ E15 N31\$ N10\$.

LAND DESCRIPTION																								
TOTAL OB/XF 1,796																								
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	1.00	70,000.00	70,000.00	70,000							