0.85 ACRES P-19-1-M-9
COMM AT NE CORNER OF NW 1/4
DB 59 P 77 & OR 95 P 648

BRINSON CHARLES D 3/4 INT/BRINSON JAMES W & ANGELA
18046 BLUE STAR HIGHWAY
QUINCY, FL 32351

2024

30-3S-04W-000-00202-001

BUILDING CHARACTERISTICS

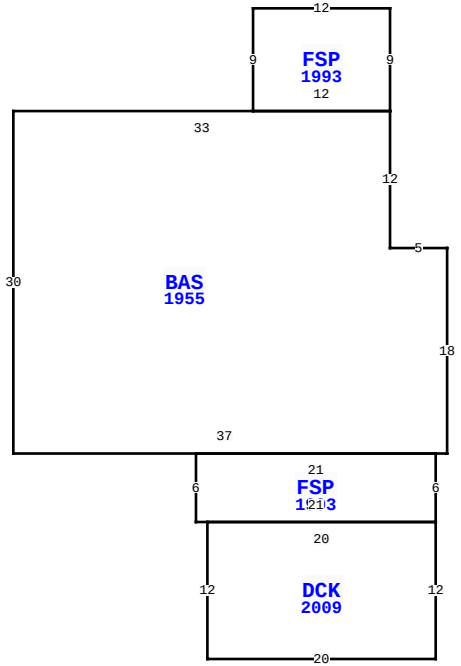
ELEMENT	CD	CONSTRUCTION
Foundation	01	WOOD FRAME 100
Frame	02	WOOD FRAME 100
Exterior Wall	14	WD SHINGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Heating Type	02	CONVECTION 100
Air Condition	02	WINDOW 100
Bedrooms		3 100
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 13
NEIGHBORHOOD/LOC	000	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	1955	1,080	32,789
DCK	240	10	2009	24	729
FSP	108	55	1993	59	1,791
FSP	126	55	1993	69	2,095
TOTALS	1,554			1,232	37,404

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,232	79.9000	75.90	93,509	1955	1955	0	0	0	60.00	40.00

1 SINGLE FAM 0% - 0 Heated Area: 1080 HX Base Yr



50 BERRY RD, SOPCHOPPY

BLD DATE	07/30/2018	MMSR	LGL DATE		
XF DATE	07/30/2018	MMSR	LAND DATE	07/30/2018	MMSR
INC DATE			AG DATE		

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
1	0525	UTL BLD <1	0	0	10	12	120.00	SF	0.00	0.00	100	1993	1993	3	20	0	
2	0140	FIRE PLACE	0	0	0	0	1.00	UT	1,900.00	1,900.00	100	1993	1993	3	50	950	
3	0940	OPEN SHED	0	0	16	9	144.00	SF	4.00	4.00	100	2003	2003	3	21	121	
4	0955	PRIVACY FE	0	0	0	0	8.00	LF	15.00	15.00	100	2004	2004	3	10	12	
5	0055	PORTABLE C	0	0	20	16	320.00	SF	3.00	3.00	100	2008	2008	3	34	326	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	37,404
TOTAL MARKET OB/XF VALUE	1,409
TOTAL LAND VALUE - MARKET	5,000
TOTAL MARKET VALUE	43,813
SOH/AGL Deduction	0
ASSESSED VALUE	43,813
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	43,813
TOTAL JUST VALUE	43,813
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	44,068

5YR CK, CHG XFOBS 1/31/2023

5 YR PRCL CH, N/C

SOH PORTED TO GADSDEN FOR 2017/BRINSON CHARLE

5 YR PRCL CH, N/C

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1191/0580	2/02/2021	QC	U	I	30	100
GRANTOR: WEEKS KATHRYN J						
GRANTEE: BRINSON CHARLES D						
0825/0589	4/30/2010	QC	U	I	11	15,000
GRANTOR: BRINSON BECKY C						
GRANTEE: BRINSON CHARLES D						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1993] W12 S9 E12 BAS=[YR=1955] W33 S30 E37
FSP=[YR=1993] W21 S6 E21 DCK=[YR=2009] W20 S12 E20 N12$ N6$
E1 N18 W5 N12$ N9$.

LAND DESCRIPTION

TOTAL OB/XF 1,409

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	5,000.00	5,000.00	5,000							

REVIEW DATE 01/31/2023 BY MMAW Total Acres: 0.85 Total Land Value: 5,000 Market: 0 Agricultural: 0 Common: 5,000 PRINTED 04/22/2026 BY SYS