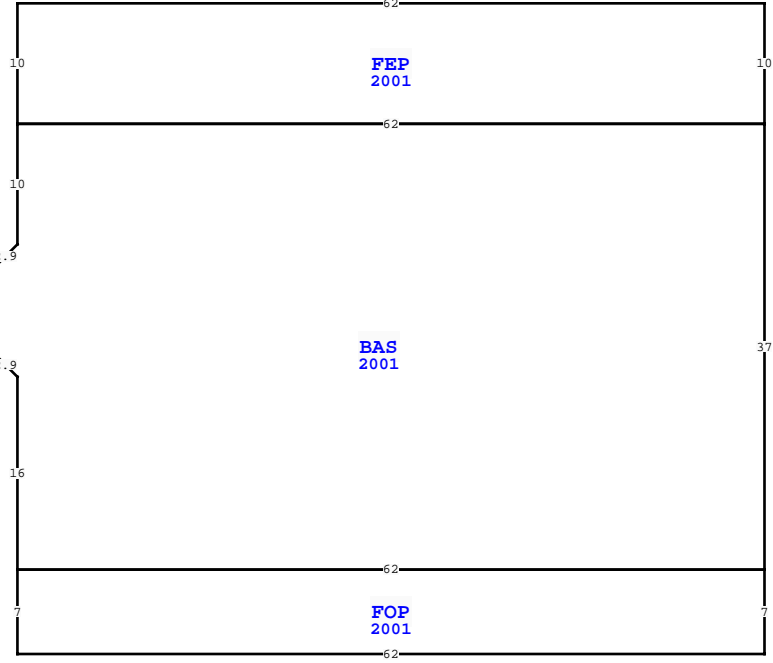




ELEMENT		CD	CONSTRUCTION		
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	20	FACE	BRICK	100	
Roof Structur	03	GABLE	HIP	100	
Roof Cover	12	MODULAR	MT	100	
Interior Wall	05	DRYWALL		100	
Interior Floo	12	HARDWOOD		60	
Interior Floo	11	CLAY TILE		40	
Heating Type	04	AIR DUCTED		100	
Air Condition	03	CENTRAL		100	
Bedrooms				3 100	
Bathrooms				3 100	
Story Height				0 100	
Stories	1.			1. 100	
Units				0 100	
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	5	MKT AREA		13	
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,312	100	2001	2,312	254,202
FEP	620	80	2001	496	54,535
FOP	434	30	2001	130	14,293
TOTALS	3,366			2,938	323,030

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% - 2024									
Heated Area: 2808						HX Base Yr 2024					



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		353,037	
TOTAL MARKET OB/XF VALUE		5,335	
TOTAL LAND VALUE - MARKET		60,100	
TOTAL MARKET VALUE		418,472	
SOH/AGL Deduction		280,251	
ASSESSED VALUE		138,221	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		83,221	
TOTAL JUST VALUE		418,472	
NCON VALUE		31,937	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		364,887	
DELETED SOME XF			
CHG XF TO BLD (POLE BARN AND BARN)			
MM 5YR CK, USED GOOGLE EARTH AFTER NO RESPONSE FRO			
PORT FROM HIGHLANDS - GARCIA			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000055	ROOF OVER-CO	0	01/10/2019
026403	HSE	0	04/03/2000
020768	N/A	0	03/22/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1322/0234	7/12/2023	WD Q	Q	I	01	509,000
GRANTOR: GARCIA MIGUEL E & CAR						
GRANTEE: MITCHELL MARC & ELE						
1255/0637	2/16/2022	WD Q	Q	I	01	435,000
GRANTOR: ORLANDO PETE JR & SUE						
GRANTEE: GARCIA MIGUEL E & C						

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	0140	FIRE PLACE	0	100	0	1.00	UT	1,900.00	1,900.00	100	2001	2001	3	58	1,102	
4	0080	4' CHAINLI	0	100	0	230.00	LF	13.00	13.00	100	2009	2009	3	39	1,166	
8	0350	BOATDOCK A	0	100	14	112.00	SF	21.60	21.60	100	2011	2011	FR	47	1,137	
13	0820	SEAWALL, WO	0	100	0	132.00	LF	34.00	34.00	100	2024	2010	AV	43	1,930	

TOTAL OB/XF											
5,335											

BUILDING NOTES											
BAS=[YR=2001;ORIG=0,10] W62 S10 D2L2 S7 D2R2 S16 E62 N37 \$											
FEP=[YR=2001;ORIG=0,0] W62 S10 E62 N10 \$											
FOP=[YR=2001;ORIG=0,47] W62 S7 E62 N7 \$											

LAND DESCRIPTION																								
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	4.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	60,000							
2	009630	C	WETLAND	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	100.00	100.00	100							

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB 100	
Frame	03	MASONRY 100	
Exterior Wall	15	CONC BLOCK 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	13	GALVALUM 100	
Interior Wall	01	MINIMUM 100	
Interior Floo	03	CONC FINSH 100	
Heating Type	01	NONE 100	
Air Condition	01	NONE 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	13
NEIGHBORHOOD/LOC	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	960	100	2024
UCP	1,152	20	2024
TOTALS	2,112		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2	WKSHP/BARN	100%	- 2024									Heated Area: 960 HX Base Yr 2024	
BLD DATE	08/15/2018	MMJT	LGL DATE	08/15/2018	MMJT	AG DATE							
XF DATE	08/15/2018	MMJT	LAND DATE	08/15/2018	MMJT	AG DATE							
INC DATE													

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			3
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			353,037
TOTAL MARKET OB/XF VALUE			5,335
TOTAL LAND VALUE - MARKET			60,100
TOTAL MARKET VALUE			418,472
SOH/AGL Deduction			280,251
ASSESSED VALUE			138,221
TOTAL EXEMPTION VALUE	HX HB VX		55,000
BASE TAXABLE VALUE			83,221
TOTAL JUST VALUE			418,472
NCON VALUE			31,937
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			364,887
5YR CK NC MM			
AG RMOVED NO RENEWAL RECVD			
2021 AG RENEWAL RECD			
S/O 12.2 ACRES TO 00206-001.			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1322/0234	7/12/2023	WD Q	Q	I	01	509,000
GRANTOR: GARCIA MIGUEL E & CAR						
GRANTEE: MITCHELL MARC & ELE						
1255/0637	2/16/2022	WD Q	Q	I	01	435,000
GRANTOR: ORLANDO PETE JR & SUE						
GRANTEE: GARCIA MIGUEL E & C						

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
271 COX RD, SOPCHOPPY																
TOTAL OB/XF 0																

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2024;DPR_YEAR=2003;ORIG=10,10] E30 S32 W30 N32 \$									
UCP=[YR=2024;DPR_YEAR=2003;ORIG=10,10] W36 S32 E36 N32 \$									

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV