34-4S-3W P-9-1-M-19
IN S 1/2 OF SEC 34
OR 53 P 685

LAWHON FRANK M JR
P O BOX 224
SOPCHOPPY, FL 32358

**2024**

34-4S-03W-000-00455-001

## 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 | 13 | GALVALUM 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 70 |
| Interior Floo | 14 | CARPET 30 |
| Heating Type | 04 | AIR DUCTED 100 |
| Air Condition | 03 | CENTRAL 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1.5 100 |
| Story Height | | 0 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 08 | FAIR |
| 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 | 720 | 100 | 1977 | 720 | 45,805 |
| DCK | 96 | 10 | 1994 | 10 | 636 |
| DCK | 318 | 10 | 1994 | 32 | 2,036 |
| DSR | 364 | 55 | 2002 | 200 | 12,723 |
| FCP | 264 | 25 | 1994 | 66 | 4,199 |
| FOP | 60 | 30 | 1977 | 18 | 1,145 |
| OWH | 768 | 100 | 1994 | 768 | 48,858 |
| UCP | 224 | 20 | 2012 | 45 | 2,863 |
| USP | 180 | 40 | 1994 | 72 | 4,581 |
| TOTALS | 2,994 | | | 1,931 | 122,845 |

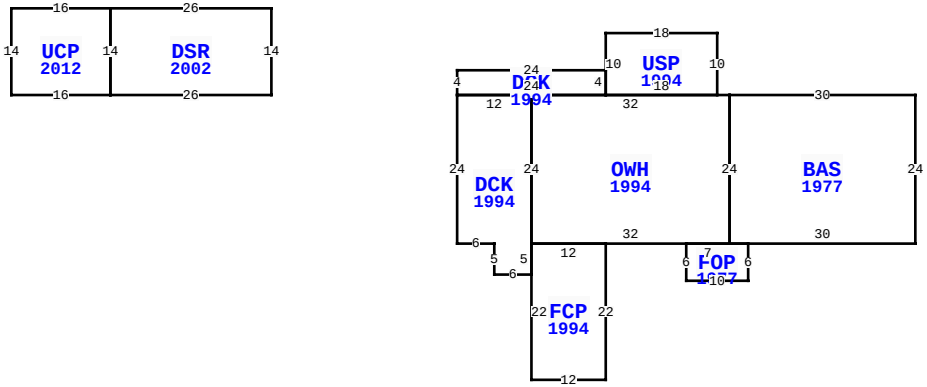
## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,931 | 106.2900 | 100.98 | 194,992 | 1977 | 1986 | 0 | 0 | 0 | 37.00 | 63.00 |

1 SINGLE FAM 100% - 0

Heated Area: 1488

HX Base Yr




| | | | |
|---|---|---|---|
| BLD DATE | 04/23/2019 MMSS | LGL DATE | |
| XF DATE | 04/23/2019 MMSS | LAND DATE | 04/23/2019 MMSS |
| INC DATE | | AG DATE | |

7733 SMITH CREEK RD, SOPCHOPPY

## 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 | 0130 | FIRE PLACE | 0 | 100 | 0 | 0 | 1.00 | UT | 1,300.00 | 1,300.00 | 100 | 1980 | 1980 | 3 | 20 | 260 | |
| 2 | 0360 | BOATDOCK F | 0 | 100 | 4 | 16 | 64.00 | SF | 15.00 | 15.00 | 100 | 1993 | 1993 | 3 | 20 | 192 | |
| 3 | 0620 | WOOD UTL B | 0 | 100 | 10 | 12 | 120.00 | SF | 6.00 | 6.00 | 100 | 1993 | 1993 | 3 | 20 | 144 | |
| 4 | 0211 | CONCRETE W | 0 | 100 | 62 | 4 | 248.00 | SF | 6.00 | 6.00 | 100 | 2003 | 2003 | 3 | 21 | 312 | |
| 5 | 0375 | WOOD WALK | 0 | 100 | 12 | 4 | 48.00 | SF | 15.00 | 15.00 | 100 | 2004 | 2004 | 3 | 23 | 166 | |

## WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 122,845 |
| TOTAL MARKET OB/XF VALUE | 1,074 |
| TOTAL LAND VALUE - MARKET | 9,150 |
| TOTAL MARKET VALUE | 133,069 |
| SOH/AGL Deduction | 58,537 |
| ASSESSED VALUE | 74,532 |
| TOTAL EXEMPTION VALUE | HX HB 49,532 |
| BASE TAXABLE VALUE | 25,000 |
| TOTAL JUST VALUE | 133,069 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 134,940 |

CC 3-2022

5YR CK MM INCR EYB 1984-1986 DOOR/WINDOWS

5 YR PRCL CK, N/C

5 YR PRCL CH, CORR FLOOR & QUAL

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| OB21-000643 | INST DOOR&WINDOWS | 0 | 12/13/2021 |
| 31782 | REROOF SFR | 0 | 05/05/2004 |
| 023574 | N/A | 0 | 05/08/1998 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1977] W30 S24 FOP=[YR=1977] W7 S6 E10 N6 W3$
OWH=[YR=1994] N24 W32 S24 FCP=[YR=1994] S22 E12 N22 W12$
DCK=[YR=1994] N24 W12 DCK=[YR=1994] E24 USP=[YR=1994] E18 N10 W18 S10$ N4 W24 S4$ PTR=W30 DSR=[YR=2002] N14 W26 S14
UCP=[YR=2012] N14 W16 S14 E16$ E26$ E30$ S24 E6 S5 E6N5$ E32$ E30 N24$.

## LAND DESCRIPTION

TOTAL OB/XF 1,074

| 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 | 000100 | C | SFR | 100 | | | 0.00 | 0.00 | 1.22 | AC | | 1.00 | 1.00 | 1.00 | 7,500.00 | 7,500.00 | 9,150 | | | | | | | |

REVIEW DATE 04/19/2022 BY MMLW Total Acres: 1.22 Total Land Value: 9,150 Market: 0 Agricultural: 0 Common: 9,150 PRINTED 04/22/2026 BY SYS