SOPCHOPPY RIVER DEVELOPMENT
LOT 9 OR 29 P 348
DC OR 1321 P 26

MCNEELY PATSY
12 FONIGAN RD
SOPCHOPPY, FL 32358

2024

34-4S-03W-043-00473-000

BUILDING CHARACTERISTICS

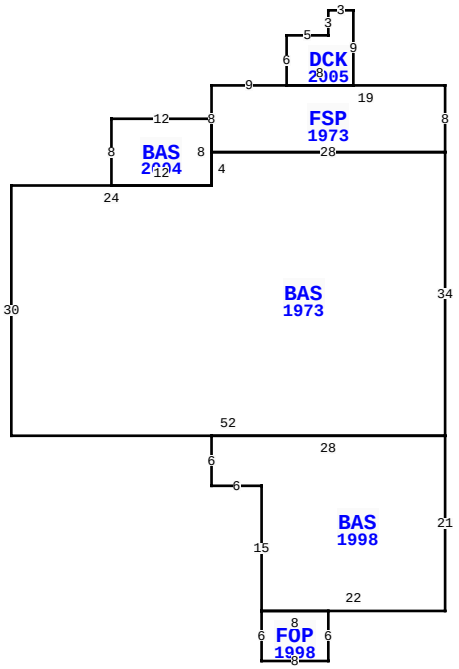
ELEMENT	CD	CONSTRUCTION
Foundation	05	PILE CONCR 100
Frame	02	WOOD FRAME 100
Exterior Wall	19	COMMON BRK 50
Exterior Wall	30	VINYL 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		2 100
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	1,672	100	1973	1,672	181,567
BAS	498	100	1998	498	54,079
BAS	96	100	2004	96	10,425
DCK	57	10	2005	6	652
FOP	48	30	1998	14	1,520
FSP	224	55	1973	123	13,357
TOTALS	2,595			2,409	261,600

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,409	139.4000	132.43	319,024	1973	2005	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 0 Heated Area: 2266 HX Base Yr



12 FONIGAN RD, SOPCHOPPY

BLD DATE	06/03/2019	MMAK	LGL DATE		
XF DATE	06/03/2019	MMAK	LAND DATE	06/03/2019	MMAK
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	0770	PUMP HOUSE	0	100	6	6	36.00	SF	5.00	5.00	100	1980	1980	3	0	0	
2	0210	CONCRETE D	0	100	30	23	690.00	SF	6.00	6.00	100	1980	1980	3	20	828	
3	0620	WOOD UTL B	0	100	24	12	288.00	SF	6.00	6.00	100	2002	2002	3	20	346	
4	0956	PRIVACY FE	0	100	0	0	43.00	LF	19.00	19.00	100	2002	2002	3	20	163	
5	0130	FIRE PLACE	0	100	0	0	1.00	UT	1,300.00	1,300.00	100	1999	1999	3	56	728	
6	0250	ASPHALT AV	0	100	0	0	1,054.00	SF	2.00	2.00	100	2004	2004	3	23	485	
7	0620	WOOD UTL B	0	100	14	6	84.00	SF	6.00	6.00	100	2006	2006	3	27	136	
8	0211	CONCRETE W	0	100	21	5	105.00	SF	6.00	6.00	100	1980	1980	3	20	126	
9	0380	BRICK PATI	0	100	0	0	348.00	SF	3.00	3.00	100	2006	2006	3	100	1,044	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		261,600
TOTAL MARKET OB/XF VALUE		3,856
TOTAL LAND VALUE - MARKET		25,500
TOTAL MARKET VALUE		290,956
SOH/AGL Deduction		159,733
ASSESSED VALUE		131,223
TOTAL EXEMPTION VALUE	WX HX HB	55,000
BASE TAXABLE VALUE		76,223
TOTAL JUST VALUE		290,956
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		288,720

2023 TRIM RTND, COA

DC OR 1321 P 26 CLARENCE EDWIN MCNEELY

10-12

5 YR PRCL CH, CHG DIM XFOB LN 4, DEL XFOB LN

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2010233	RE ROOF	0	04/08/2010

SALES DATA

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

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1973] W19 DCK=[YR=2005] E8 N9 W3 S3 W5 S6$ W9 S8 E28 BAS=[YR=1973] W28 S4 BAS=[YR=2004] N8 W12 S8 E12$ W24 S30 E52 BAS=[YR=1998] W28 S6 E6 S15 FOP=[YR=1998] S6 E8 N6 W8$ E22 N21$ N34$ N8$.

LAND DESCRIPTION

TOTAL OB/XF 3,856

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	100			65.00	279.00	1.00	LT		1.00	1.00	1.00	25,500.00	25,500.00	25,500							

REVIEW DATE 06/03/2019 BY MMAK Total Acres: 0.42 Total Land Value: 25,500 Market: 0 Agricultural: 0 Common: 25,500 PRINTED 04/22/2026 BY SYS