

SOPCHOPPY RIVER DEVELOPMENT
 LOT 16, 17 & 18 CONT. 1.54 AC
 OR 31 P 395 & OR 89 P 165

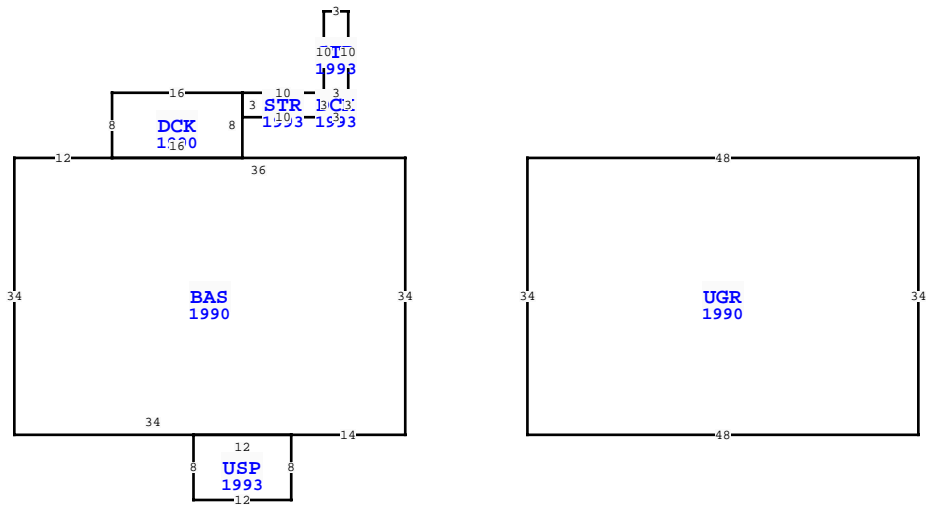
KELLY ARLO A
 6 CASORA DRIVE
 CRAWFORDVILLE, FL 32327

2024

34-4S-03W-043-00477-000


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
03	CONCR STEM 100				
02	WOOD FRAME 100				
30	VINYL 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
08	SHT VINYL 50				
14	CARPET 50				
04	AIR DUCTED 100				
03	CENTRAL 100				
	3 100				
	2 100				
	0 100				
1.	1. 100				
	0 100				
08	FAIR				
0100	SINGLE FAMILY				
5	MKT AREA		02		
000	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,632	100	1990	1,632	106,996
DCK	128	10	1990	13	852
DCK	9	10	1993	1	65
STR	30	10	1993	3	197
STR	30	10	1993	3	197
UGR	1,632	40	1990	653	42,812
USP	96	40	1993	38	2,491
TOTALS	3,557			2,343	153,611

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%	- 2010		Heated Area: 1632					HX Base Yr 2010		



BLD DATE	05/06/2019	MMSS	LGL DATE	05/06/2019	MMSS
XF DATE	05/06/2019	MMSS	LAND DATE	05/06/2019	MMSS
INC DATE			AG DATE		

WAKULLA COUNTY PROPERTY				
VALUATION SUMMARY			PAGE 1 of 1	
VALUATION BY		STANDARD		
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE		153,611		
TOTAL MARKET OB/XF VALUE		1,867		
TOTAL LAND VALUE - MARKET		114,750		
TOTAL MARKET VALUE		270,228		
SOH/AGL Deduction		106,872		
ASSESSED VALUE		163,356		
TOTAL EXEMPTION VALUE		HX HB 50,000		
BASE TAXABLE VALUE		113,356		
TOTAL JUST VALUE		270,228		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		207,656		
PRMT21001310 REROOF EYB 1990 TO 1994 PER TB				
5 YR PRCL CK, N/C				
5 YR PRCL CH, CORR LAND CODE				
PU XFOB LN 6, CHG QUAL				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
21001310	REROOF - CC	0	12/21/2021	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD	SALE PRICE
0792/0058	4/27/2009	QC U	V 11	100
GRANTOR: KELLY HARRY & ROSA				
GRANTEE: KELLY ARLO A				
0792/0153	4/23/2009	WD U	I 30	100,000
GRANTOR: KELLY HARRY & ROSA				
GRANTEE: KELLY ARLO A				
BUILDING NOTES				
BUILDING DIMENSIONS				
BAS=[YR=1990] W36 DCK=[YR=1990] E16 N8 STR=[YR=1993] S3 E10 DCK=[YR=1993] E3 N3 W3 STR=[YR=1993] E3 N10 W3 S10\$ S3\$ N3 W10\$ W16 S8\$ W12 S34 E34 USP=[YR=1993] W12 S8 E12 N8\$ E14 PTR=E15 UGR=[YR=1990] E48 N34 W48 S34\$ W15\$ N34\$.				

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	0100	6" CHAINLI	0	100	0	0	220.00	LF	19.00	19.00	100	2002	2002	3	20	836	
2	0620	WOOD UTL B	0	100	12	7	84.00	SF	6.00	6.00	100	2002	2002	3	20	101	
3	0375	WOOD WALK	0	100	22	4	88.00	SF	15.00	15.00	100	2002	2002	3	20	264	
4	0360	BOATDOCK F	0	100	10	6	60.00	SF	15.00	15.00	100	2002	2002	3	20	180	
5	0131	FIRE PLACE	0	100	0	0	1.00	UT	700.00	700.00	100	2004	2004	3	62	434	
6	0940	OPEN SHED	0	100	8	6	48.00	SF	4.00	4.00	100	2006	2006	3	27	52	
TOTALS													1,867				

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	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			75.00	247.00	3.00	LT		1.00	1.00	1.00	25,500.00	25,500.00	76,500							
2	000132	C	SFR RIVER	100			90.00	225.00	2.00	LT		1.00	1.00	0.75	25,500.00	19,125.00	38,250							