



ELEMENT		CD		CONSTRUCTION	
Foundation	04	PILE WOOD	100		
Frame	02	WOOD FRAME	100		
Exterior Wall	26	AL SIDING	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	04	PLYWOOD	100		
Interior Floo	08	SHT VINYL	50		
Interior Floo	14	CARPET	50		
Heating Type	04	AIR DUCTED	100		
Air Condition	02	WINDOW	100		
Bedrooms		2	100		
Bathrooms		1	100		
Stories	1.	1.	100		
Class	00	N/A	100		
Units		0	100		
Quality	02	BELOW 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	432	100	1976	432	10,209
DCK	296	10	1993	30	709
TOTALS	728			462	10,918

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HOM	0%	0								
				Heated Area: 432							
				HX Base Yr							



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			172,996
TOTAL MARKET OB/XF VALUE			576
TOTAL LAND VALUE - MARKET			51,000
TOTAL MARKET VALUE			224,572
SOH/AGL Deduction			0
ASSESSED VALUE			224,572
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			224,572
TOTAL JUST VALUE			224,572
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			214,225
COA PER NCOA REPORT			
2022 HX DENIAL SENT			
REMOVE 2022 HX NO RESPONSE FROM HQ LETTER			
RCK HX FOR 2022			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000234	REROOF-CO	0	06/08/2020
15000457	MECH	0	05/22/2015
023464	N/A	0	08/18/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1255/0582	3/03/2022	QC	U	V	11	100
GRANTOR: MANDRON MARGARET K						
GRANTEE: MANDRON MARGARET K						
0120/0256	4/01/1986	WD	U	V		15,000
GRANTOR:						
GRANTEE:						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0940	OPEN SHED	0	0	20	12	240.00	SF	4.00	4.00	100
2	0350	BOATDOCK A	0	0	4	8	32.00	SF	24.00	24.00	100
3	0375	WOOD WALK	0	0	23	3	69.00	SF	15.00	15.00	100
4	0211	CONCRETE W	0	0	4	4	16.00	SF	6.00	6.00	100

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
102 FONIGAN RD, SOPCHOPPY											
BLD DATE 05/06/2019 MMAK LGL DATE 05/06/2019 MMAK											
XF DATE 05/06/2019 MMAK LAND DATE 05/06/2019 MMAK											
INC DATE AG DATE											

BUILDING NOTES						

BUILDING DIMENSIONS						
BAS=[YR=1976] W36 S12 DCK=[YR=1993] N12 E10 N4 W14 S20 E12 S4 E18 N8 W26\$ E36 N12\$.						

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
1	000132	C	SFR RIVER	0			80.00	411.00	2.00	LT		1.00	1.00	1.00	25,500.00	25,500.00	51,000							

ELEMENT	CD	CONSTRUCTION
Foundation	05	PILE CONCR 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,615	139.0000	132.05	213,261	1999	1999	0	0	24.00	76.00

2 SINGLE FAM 0% - 0 Heated Area: 1344 HX Base Yr

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	1,344	100	1999	1,344	134,881
DCK	12	10	1999	1	100
DCK	16	10	1999	2	201
DCK	398	10	1999	40	4,014
FOP	64	30	1999	19	1,907
FSP	150	55	1999	82	8,229
PCP	384	10	1999	38	3,814
PCP	448	10	1999	45	4,516
PTO	768	5	1999	38	3,814
STR	28	10	1999	3	301
TOTALS	3,644			1,615	162,078

BLD DATE	XF DATE	INC DATE	BLD DATE	XF DATE	INC DATE
05/06/2019	05/06/2019		05/06/2019	05/06/2019	

\*\* This building has 11 Sub-Areas  
 102 FONIGAN RD, SOPCHOPPY

WAKULLA COUNTY PROPERTY		PAGE 2 of 2	3
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TOTAL MARKET VALUE		224,572	
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ASSESSED VALUE		224,572	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		224,572	
TOTAL JUST VALUE		224,572	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		214,225	
RCK HX FOR 2021			
5			
5 YR PRCL CH, CHG DIM XFOB LN 3, DEL XFOB LN			
MLD FROM PRINT VENDOR			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1255/0582	3/03/2022	QC	U	V	11	100
GRANTOR: MANDRON MARGARET K						
GRANTEE: MANDRON MARGARET K						
0120/0256	4/01/1986	WD	U	V		15,000
GRANTOR:						
GRANTEE:						

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1999] W18 S10 W32 S22 E34 S4 FOP=[YR=1999] N4 W16 S4	
DCK=[YR=1999] N4 W18 N22 E17 N10 FSP=[YR=1999] S10 E15 N10	
W15\$ W24 S4 E3 S32 E22 \$ DCK=[YR=1999] S4 E3 N4 STR=[YR=1999]	
S4 E8 N4 DCK=[YR=1999] S4 E4 STR=[YR=1999] W4 S7 E4 N7\$ N4	
W4\$ W8\$ W3\$ E16\$ E16 PTR=S20 PCP=[YR=1999] W12 S32	
PTO=[YR=1999] N32 W24 S32 PCP=[YR=1999] N32 W14 S32 E14\$	
E24\$ E12 N32\$ N20\$ N36\$.	

LAND DESCRIPTION		TOTAL OB/XF														0								
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