

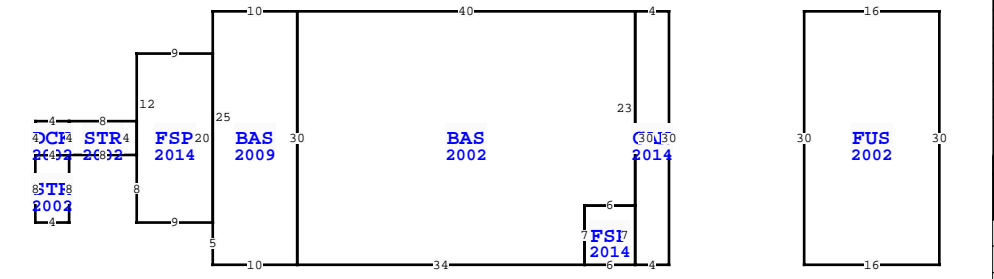


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	05	PILE CONCR 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 80
Interior Floor	14	CARPET 20
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2 100
Story Height		0 100
Stories	1.5	1.5 100
Units		0 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,250	140.4000	133.38	300,105	2002	2008	0	0	15.00	85.00		

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 2	

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		255,089
TOTAL MARKET OB/XF VALUE		36,655
TOTAL LAND VALUE - MARKET		76,500
TOTAL MARKET VALUE		368,244
SOH/AGL Deduction		130,813
ASSESSED VALUE		237,431
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		187,431
TOTAL JUST VALUE		368,244
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		334,947



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,158	100	2002	1,158	131,286
BAS	300	100	2009	300	34,012
CAN	120	30	2014	36	4,082
DCK	16	10	2002	2	227
FSP	42	55	2014	23	2,608
FSP	180	55	2014	99	11,224
FUS	480	100	2002	480	54,419
PCP	1,458	10	2002	146	16,552
STR	32	10	2002	3	340
STR	32	10	2002	3	340
<b>TOTALS</b>	<b>3,818</b>			<b>2,250</b>	<b>255,089</b>

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000383	RE-ROOF-CO	0	07/12/2021
2012220	MECH	0	04/16/2012
2009109	ENCLSE PORCH & DC	0	02/06/2009
20051314	REPL ELEC POLE	0	08/26/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1204/0294	4/19/2021	WD Q	Q	V	01	30,000

GRANTOR: PADGHAM GARRETT B			
GRANTEE: SMITH JOHN F & RUTH			
0387/0265	8/16/2000	WD Q	V
GRANTOR: FLORIDA STATE UNIVERS			
GRANTEE: SMITH JOHN F & RUTH			

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE

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	0210	CONCRETE D	0	100	50	4	200.00	SF	6.00	6.00	100	2002	2002	3	20	240	
2	0050	CARPORT UN	0	100	24	18	432.00	SF	9.00	9.00	100	2003	2003	3	60	2,333	
3	0130	FIRE PLACE	0	100	0	0	1.00	UT	1,300.00	1,300.00	100	2002	2002	3	59	767	
4	0770	PUMP HOUSE	0	100	8	8	64.00	SF	5.00	5.00	100	2003	2003	3	0	0	
5	0810	UNFINISH S	0	100	20	10	200.00	SF	19.00	19.00	100	2003	2003	3	60	2,280	
6	0940	OPEN SHED	0	100	12	6	72.00	SF	4.00	4.00	100	2006	2006	3	27	78	
7	0940	OPEN SHED	0	100	30	10	300.00	SF	4.00	4.00	100	2008	2008	3	34	408	
8	0700	PORT BLDG	0	100	24	12	288.00	SF	8.00	8.00	100	2004	2004	3	62	1,428	
9	0210	CONCRETE D	0	100	30	8	240.00	SF	6.00	6.00	100	2012	2012	3	52	749	
10	0211	CONCRETE W	0	100	9	4	36.00	SF	6.00	6.00	100	2012	2012	3	52	112	

BUILDING NOTES	
<b>BUILDING DIMENSIONS</b> BAS=[YR=2002] W40 S30 BAS=[YR=2009] N30 W10 S25 FSP=[YR=2014] N20 W9 S12 STR=[YR=2002] N4 W8 S4 DCK=[YR=2002] N4 W4 S4 E4\$ STR=[YR=2002] W4 S8 E4 N8\$ E8 \$ S8 E9\$ S5 E10\$ E34 N7 E6 FSP=[YR=2014] W6 S7 E6 PTR=S15 PCP=[YR=2002] W50 S30 E44 N7 E6 N23\$ N15\$ PTR=S5 E20 N5 FUS=[YR=2002] E16 N30 W16 S30\$ S5 W20 N5\$ N7\$ N23\$ CAN=[YR=2014] S30 E4 N30 W4\$.	

LAND DESCRIPTION										TOTAL OB/XF														
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1	000132	C	SFR RIVER	100			47.00	574.00	2.00	LT		1.00	1.00	1.00	25,500.00	25,500.00	51,000							
2	000132	C	SFR RIVER	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	25,500.00	25,500.00	25,500							

SOPCHOPPY RIVER DEVELOPMENT  
 LOT 29, 30, & 31  
 OR 26 P 647 OR 98 P 656

SMITH JOHN F/SMITH RUTH M  
 116 FONIGAN RD  
 SOPCHOPPY, FL 32358

2024

34-4S-03W-043-00483-000



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