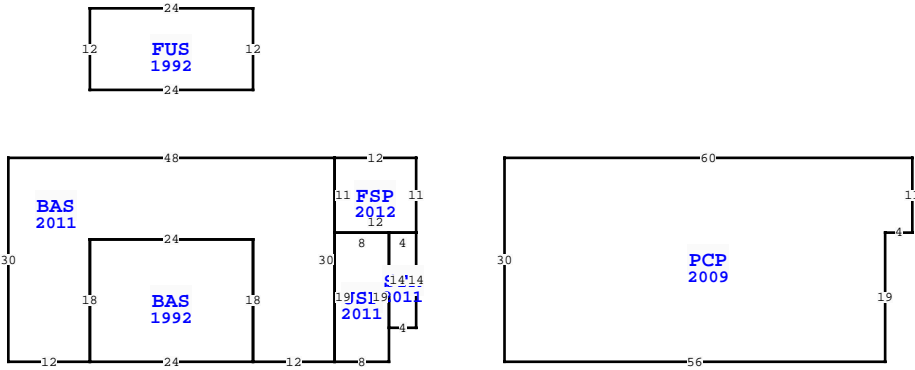


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	04	PILE WOOD 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	14	CARPET 30
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2 100
Story Height		0 100
Stories	2.	2. 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		
1	SINGLE FAM	100%	- 2020		Heated Area: 1728					HX Base Yr	2020		



Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	5	MKT AREA 02			
NEIGHBORHOOD/LOC	53.100	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	432	100	1992	432	41,427
BAS	1,008	100	2011	1,008	96,663
FSP	132	55	2012	73	7,000
FUS	288	100	1992	288	27,618
PCP	1,724	10	2009	172	16,494
STR	56	10	2011	6	575
USP	152	40	2011	61	5,850
TOTALS	3,792			2,040	195,628

EXTRA FEATURES 185 PARSONS LN, SOPCHOPPY

BLD DATE	06/17/2019	MMKT	LGL DATE	
XF DATE	06/17/2019	MMKT	LAND DATE	06/17/2019
INC DATE			AG DATE	

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	0055	PORTABLE C	0	100	20	22		440.00	SF	3.00				3.00	356

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			195,628
TOTAL MARKET OB/XF VALUE			356
TOTAL LAND VALUE - MARKET			30,000
TOTAL MARKET VALUE			225,984
SOH/AGL Deduction			29,854
ASSESSED VALUE			196,130
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			146,130
TOTAL JUST VALUE			225,984
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			228,572
ADDED SPOUSE SSN			
H4 - MAILED QUESTIONNAIRE DUE TO NOTE DATED 1/16/2			
H4- MARRIAGE CERT OR 1339 P 259 .NEED SPOUSE INFO			
ADD HX FOR 2020- RODRIGUEZ			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2009212	ADDITION-CO	0	03/16/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1379/0304	9/24/2024	QC	U	I	11	100
GRANTOR: RODRIGUEZ ALEXANDRA M						
GRANTEE: KELLY ALEXANDRA						
1133/0516	12/02/2019	WD	Q	I	01	215,000
GRANTOR: MAIORANA FRANK & KARE						
GRANTEE: RODRIGUEZ ALEXANDRA						

BUILDING NOTES	

BUILDING DIMENSIONS	
FSP=[YR=2012] W12 S11 E12 STR=[YR=2011] W4 USP=[YR=2011] W8 S19 PTR=S10 E25 N10 PCP=[YR=2009] E56 N19 E4 N11 W60 S30 \$ S10 W25 N10\$ BAS=[YR=2011] N30 W48 PTR=N10 E12 FUS=[YR=1992] E24 N12 W24 S12\$ W12 S10\$ S30 E12 N18 E24 S18 BAS=[YR=1992] N18 W24 S18 E24\$ E12\$ E8 N19\$ S14 E4 N14\$ N11\$.	

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	100			0.00	0.00	1.00	UT		1.00	1.00	1.50	20,000.00	30,000.00	30,000							