

SOPCHOPPY RIVER ESTATES
ALSO IN SEC 35-4S-3W
BLK A LOT 40 & W 1/2 OF LOT 41

HART ARTHUR
2424 MONACO DR
TALLAHASSEE, FL 32308

2024

34-4S-03W-053-00524-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	01	WOOD FRAME	100
Frame	02	WOOD FRAME	100
Exterior Wall	26	AL SIDING	100
Roof Structur	01	FLAT	100
Roof Cover	01	MINIMUM	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		2	100
Bathrooms		1	100
Stories	1.	1.	100
Class	00	N/A	100
Units		0	100
Quality	02	BELOW AVERAGE	
DOR CODE	0200	MOBILE HOME	
MAP NUM	5	MKT AREA	02
NEIGHBORHOOD/LOC	53.100	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	672	100	1993
UOP	210	25	1993
USP	252	50	1993
TOTALS	1,134		

MARKET ADJUSTMENTS																												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																	
0200	02	850	85.2000	59.64	50,694	1971	1991	0	0	52.00	48.00																	
1 MOBILE HOM 0% - 0 Heated Area: 672 HX Base Yr																												
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>04/15/2019</th> <th>MMAK</th> <th>LGL DATE</th> <th></th> </tr> <tr> <th>XF DATE</th> <th>04/15/2019</th> <th>MMAK</th> <th>LAND DATE</th> <th>04/15/2019</th> </tr> <tr> <th>INC DATE</th> <th></th> <th></th> <th>AG DATE</th> <th></th> </tr> </thead> </table>														BLD DATE	04/15/2019	MMAK	LGL DATE		XF DATE	04/15/2019	MMAK	LAND DATE	04/15/2019	INC DATE			AG DATE	
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WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			24,333
TOTAL MARKET OB/XF VALUE			1,747
TOTAL LAND VALUE - MARKET			20,000
TOTAL MARKET VALUE			46,080
SOH/AGL Deduction			532
ASSESSED VALUE			45,548
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			45,548
TOTAL JUST VALUE			46,080
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			41,407
5 YR PRCL CH, CHG INT			
5 YR PRCL CH, CORR QUAL			
COA PER USPO FORM 3547			
CHG EXW, PU CORR DIMENS & SF XFOB LN 3 & 4			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
31951	ELECT UPGR	0	06/14/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0985/0554	11/18/2015	WD	Q	I	01	47,500
GRANTOR: GARRITY STEPHEN D SUR						
GRANTEE: HART ARTHUR						
0391/0295	10/10/2000	WD	Q	I		49,000
GRANTOR: LAMMLE SUZANNE LEA						
GRANTEE:						

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	0080	4' CHAINLI	0	0	0	0	475.00	LF	13.00	13.00	100	1980	1980	3	20	1,235		
2	0060	DECK WOOD	0	0	16	16	256.00	SF	5.00	5.00	100	2002	2002	3	20	256		
3	0620	WOOD UTL B	0	0	20	8	160.00	SF	6.00	6.00	100	2002	2002	3	20	192		
4	0600	GRN HSE FA	0	0	10	8	80.00	SF	4.00	4.00	100	2002	2002	3	20	64		
TOTALS														1,134		850	24,333	

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			0.00	0.00	1.00	UT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							