

SOPCHOPPY RIVER ESTATE
 BLOCK C TRACT 63-A
 OR 23 P 402 OR 172 P 795

BEACH CHARLES
 174 FONIGAN ROAD
 SOPCHOPPY, FL 32358

2024

34-4S-03W-053-00548-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	01	WOOD FRAME	100
Frame	02	WOOD FRAME	100
Exterior Wall	26	AL SIDING	100
Roof Structure	01	FLAT	100
Roof Cover	01	MINIMUM	100
Interior Wall	04	PLYWOOD	100
Interior Floor	02	MIN PLYWD	80
Interior Floor	05	ASPH TILE	20
Heating Type	01	NONE	100
Air Condition	01	NONE	100
Bedrooms		1	100
Bathrooms		1	100
Stories	1.	1.	100
Class	00	N/A	100
Units		0	100
Quality	01	MINIMUM	
DOR CODE	0200	MOBILE HOME	
MAP NUM	5	MKT AREA	02
NEIGHBORHOOD/LOC	53.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	400	100	2022
TOTALS	400		2,858

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MH STORAGE	0%	- 2024		Heated Area: 400					HX Base Yr		
BLD DATE	03/25/2022	MMM	LGL DATE	03/25/2022	MMM	AG DATE	03/25/2022	MMM				
XF DATE	03/25/2022	MMM	LAND DATE			AG DATE						
INC DATE												

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			2,858
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			23,400
TOTAL MARKET VALUE			26,258
SOH/AGL Deduction			0
ASSESSED VALUE			26,258
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			26,258
TOTAL JUST VALUE			26,258
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			28,316
PU SFD, FU NEW - CHG MH TO STORAGE PER PRMT			
NEW OWNR LETTER UTF			
REQUEST VISIT; PU OLD SWMH; NEW TRAV; DIS-COVERY O			
COA PER NCOA REPORT			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24-000725	POLE BARN		08/28/2024
B22-000727	SFD-CO	0	07/28/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1357/0387	4/29/2024	QC	U	I	11	100
GRANTOR: GANEY BENNIE MICHAEL						
GRANTEE: BEACH CHARLES						
1299/0113	2/01/2023	QC	U	I	11	100
GRANTOR: BEACH CHARLES						
GRANTEE: GANEY BENNIE MICHAEL						

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

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2022] W40 S10 E40 N10\$.

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	000201	C	MH	0			0.00	0.00	3.90	AC		1.00	1.00	1.00	6,000.00	6,000.00	23,400								