

SOPCHOPPY RIVER ESTATES
 BLOCK D LOTS 69-74
 OR 27 P 372 OR 27 P 557

MARTIN NELSON/MARTIN JAMIE LOU
 60 LIZARD LANE
 SOPCHOPPY, FL 32358

2024

34-4S-03W-053-00550-001


ELEMENT		CD		CONSTRUCTION	
Foundation	04	PILE	WOOD	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	12	CEDAR/CYPR	70		
Exterior Wall	20	FACE	BRICK	30	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	01	MINIMUM	100		
Interior Wall	05	DRYWALL	90		
Interior Wall	06	CUST	PANEL	10	
Interior Floo	09	PINE	WOOD	100	
Heating Type	02	CONVECTION	100		
Air Condition	02	WINDOW	100		
Bedrooms		3	100		
Bathrooms		2	100		
Story Height		0	100		
Stories	2.	2.	100		
Units		0	100		
Quality	02	BELOW AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	5	MKT AREA	02		
NEIGHBORHOOD/LOC	53.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,100	100	1972	1,100	62,223
BAS	384	100	2009	384	21,722
DCK	410	10	1972	41	2,319
FSP	400	55	2006	220	12,445
PTO	384	5	2009	19	1,075
UOP	760	20	2002	152	8,598
TOTALS	3,438			1,916	108,382

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,916	104.4650	99.24	190,144	1972	1980		0	0	43.00	57.00
1 SINGLE FAM			100% - 2018	Heated Area: 1484			HX Base Yr 2018					

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VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE				147,467	
TOTAL MARKET OB/XF VALUE				9,930	
TOTAL LAND VALUE - MARKET				54,000	
TOTAL MARKET VALUE				211,397	
SOH/AGL Deduction				48,409	
ASSESSED VALUE				162,988	
TOTAL EXEMPTION VALUE		HX HB SX		100,000	
BASE TAXABLE VALUE				62,988	
TOTAL JUST VALUE				211,397	
NCON VALUE				44,318	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				168,119	
MM PU GUEST HOUSE. ADDED XF					
2021 HX 100% APPLIED NELSON					
2021 SX RENEWAL COMPLETED					
GIVES FULL OWNERSHIP.					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		

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	0130	FIRE PLACE	0	100	0	0	1.00	UT	1,300.00	1,300.00	100	1973	1973	3	20	260	
2	0211	CONCRETE W	0	100	0	0	656.00	SF	6.00	6.00	100	1993	1993	3	20	787	
3	0211	CONCRETE W	0	100	40	4	160.00	SF	6.00	6.00	100	2004	2004	3	23	221	
5	0960	SCREEN ROO	0	100	16	6	96.00	SF	21.00	21.00	100	2017	2017	3	94	1,895	
6	0940	OPEN SHED	0	100	16	9	144.00	SF	4.00	4.00	100	2016	2016	3	72	415	
9	0370	BOATDOCK P	0	100	20	3	60.00	SF	12.00	12.00	100	2016	2016	3	72	518	
10	0770	PUMP HOUSE	0	100	0	0	132.00	SF	5.00	5.00	100	2017	2017	3	91	601	
11	0935	OPEN SHED	0	100	22	4	88.00	SF	6.00	6.00	100	2024	2020		89	470	
12	0940	OPEN SHED	0	100	25	6	150.00	SF	4.00	4.00	100	2024	2020		89	534	
13	0211	CONCRETE W	0	100	59	3	177.00	SF	6.00	6.00	100	2024	2020		89	945	

TOTAL OB/XF													6,646	
BLD DATE	09/07/2018	MMSR	LGL DATE											
XF DATE	09/07/2018	MMSR	LAND DATE											
INC DATE			AG DATE											

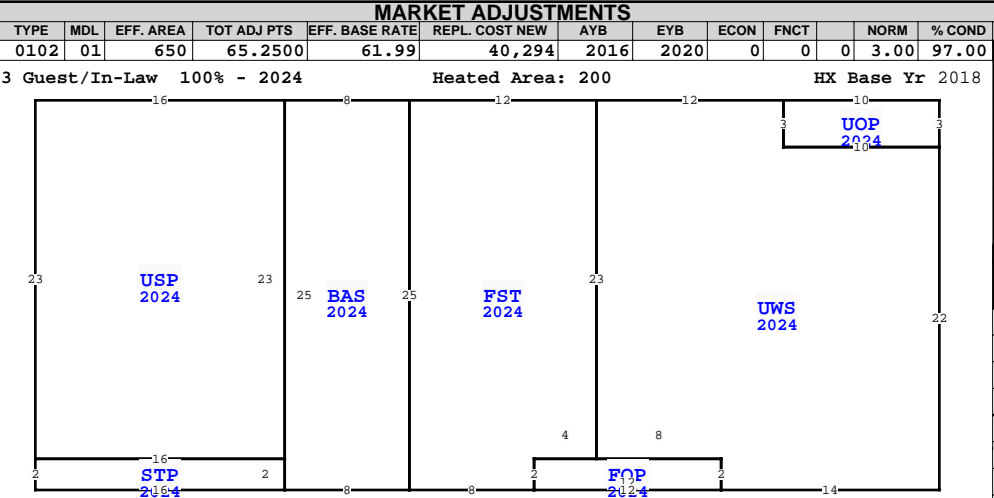
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1186/0823	1/04/2021	QC	U	I	11	100
GRANTOR: MARTIN NELSON LEARY						
GRANTEE: MARTIN NELSON LEARY						
1185/0618	12/28/2020	TR	U	I	11	100
GRANTOR: NELSON & REBECCA MART						
GRANTEE: MARTIN NELSON LEARY						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1972] 1100\$ FSP=[YR=2006] 400\$ UOP=[YR=2002] 760\$
BAS=[YR=2009] 384\$ PTO=[YR=2009] 384\$ DCK=[YR=1972] 410\$.

LAND DESCRIPTION													TOTAL OB/XF													6,646	
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	6.00	LT		1.00	1.00	0.50	18,000.00	9,000.00	54,000										

ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	05	WOOD FRAME 100
Exterior Wall	02	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	GALVALUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	03	CONC FINSH 100
Ceiling		N/A 100
Heating Type	01	NONE 100
Air Condition	02	WINDOW 100
Bedrooms		1 100
Bathrooms		1. 100
Units		0 100
Condition Adj	12	AVERAGE 100



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TOTAL MARKET VALUE		211,397
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TOTAL JUST VALUE		211,397
NCON VALUE		44,318
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		168,119

REMOVED 33% INTEREST FROM HX. OR 1185 P 618
 THIS WILL REMOVE CAP. SEE NOTES ON SOH SCREEN
 FROM SPLIT PRCL 00550-000 DO NOT RECALC SOH
 OVERRIDED SOH 2018 TO CAP LAND BASED ON 2017A

PERMIT NUM	DESCRIPTION	AMT	ISSUED

QUALITY	01	MINIMUM
DOR CODE	0100	SINGLE FAMILY
MAP NUM	5	MKT AREA 02
NEIGHBORHOOD/LOC	53.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	200	100	2024	200	12,026
FOP	24	30	2024	7	421
FST	292	55	2024	161	9,681
STP	32	10	2024	3	180
UOP	30	20	2024	6	361
USP	368	40	2024	147	8,840
UWS	504	25	2024	126	7,577
TOTALS	1,450			650	39,085

60 LIZARD LN, SOPCHOPPY

BLD DATE	09/07/2018	MMSR	LGL DATE
XF DATE	09/07/2018	MMSR	LAND DATE
INC DATE			AG DATE

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1186/0823	1/04/2021	QC	U	I	11	100

GRANTOR: MARTIN NELSON LEARY
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1185/0618	12/28/2020	TR	U	I	11	100

GRANTOR: NELSON & REBECCA MART
 GRANTEE: MARTIN NELSON LEARY

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
14	0002	BATH ROOM	0	100	12	8			25.00	100	2024	2020		89	2,136	
15	0060	DECK WOOD	0	100	8	4	SF	5.00	5.00	100	2024	2020		97	155	
16	0740	UNFINISH O	0	100	12	8	SF	11.00	11.00	100	2024	2020		94	993	

BUILDING NOTES

BUILDING DIMENSIONS

UWS=[YR=2024;ORIG=46,10] E12 S3 E10 S22 W14 N2 W8 N23 \$
 USP=[YR=2024;ORIG=10,10] E16 S23 W16 N23 \$
 FST=[YR=2024;ORIG=34,10] E12 S23 W4 S2 W8 N25 \$
 BAS=[YR=2024;ORIG=26,10] E8 S25 W8 N25 \$
 STP=[YR=2024;ORIG=10,33] E16 S2 W16 N2 \$
 UOP=[YR=2024;ORIG=58,10] E10 S3 W10 N3 \$
 FOP=[YR=2024;ORIG=42,33] E12 S2 W12 N2 \$

LAND DESCRIPTION

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