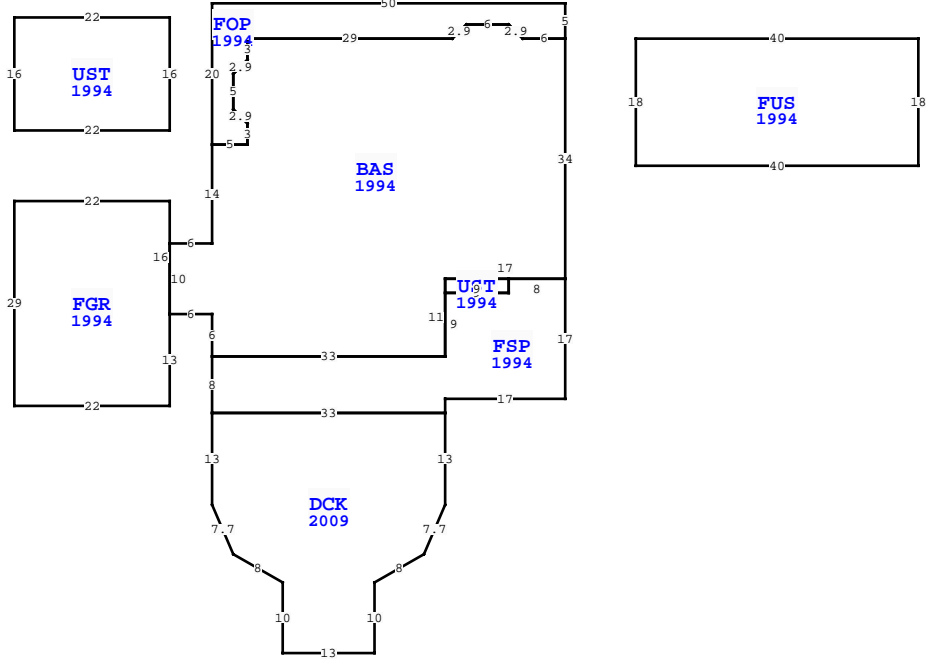


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
12	WOOD FRAME 100				
02	CEDAR/CYPR 100				
03	GABLE/HIP 100				
01	MINIMUM 100				
05	DRYWALL 100				
11	CLAY TILE 50				
12	HARDWOOD 50				
04	AIR DUCTED 100				
03	CENTRAL 100				
	3 100				
	2.5 100				
	0 100				
2.	2. 100				
	0 100				
07	GOOD				
0100	SINGLE FAMILY				
5	MKT AREA		02		
53.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,078	100	1994	2,078	191,814
DCK	849	10	2009	85	7,846
FGR	638	50	1994	319	29,446
FOP	295	30	1994	88	8,123
FSP	535	55	1994	294	27,138
FUS	720	100	1994	720	66,461
UST	18	45	1994	8	738
UST	352	45	1994	158	14,585
TOTALS	5,485			3,750	346,152

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,750	136.8500	130.01	487,538	1994	1994	0	0	29.00	71.00
1 SINGLE FAM 100% - 2022 Heated Area: 2798 HX Base Yr 2022											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	346,152		
TOTAL MARKET OB/XF VALUE	51,649		
TOTAL LAND VALUE - MARKET	200,000		
TOTAL MARKET VALUE	597,801		
SOH/AGL Deduction	82,074		
ASSESSED VALUE	515,727		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	465,727		
TOTAL JUST VALUE	597,801		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	594,124		
2022 AG REMOVED NO APP RECVD			
2022 PORT FROM 34-4S-03W-053-00566-000			
2022 HX PORT			
2021 AG REMOVED			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2009642	MECH	0	07/29/2009
023156	N/A	0	01/26/1998
021513	N/A	0	10/25/1996
021513	N/A	0	10/25/1996
020893	N/A	0	03/30/1996
18565	N/A	0	05/27/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1193/0594	1/20/2021	WD	P	I	98	100
GRANTOR: GORDON CARL, PAUL, LI						
GRANTEE: BONICATTI ALAN TRUS						
1137/0763	1/17/2020	OR	P	I	98	100
GRANTOR: ESTATE OF GAIL A BRAN						
GRANTEE: GORDON CARL, PAUL,						

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	0020	BARN, FRAME	0	100	36	16			576.00	SF	12.00	100	1994	1994	3	20	1,382
2	0940	OPEN SHED	0	100	34	10			360.00	SF	4.00	100	1994	1994	3	20	288
3	0935	OPEN SHED	0	100	36	12			432.00	SF	6.00	100	1994	1994	3	20	518
4	0371	FLOATING D	0	100	12	24			288.00	SF	20.00	100	1998	1998	3	20	1,152
5	0210	CONCRETE D	0	100	43	42			1,806.00	SF	6.00	100	1994	1994	3	20	2,167
6	0075	WOOD FENCE	0	100	0	0			300.00	LF	10.00	100	1996	1996	3	20	600
7	0220	POOL VINYL	0	100	20	40			800.00	SF	60.00	100	1996	1996	3	40	19,200
8	0205	TENNIS COU	0	100	0	0			1.00	UT	26,000.00	100	2004	2004	3	23	5,980
9	0940	OPEN SHED	0	100	23	10			230.00	SF	4.00	100	1994	1994	3	20	184
10	0770	PUMP HOUSE	0	100	8	8			64.00	SF	5.00	100	1994	1994	3	0	0

TOTAL OB/XF																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100			0.00	0.00	4.00	LT	1.00	1.00	1.00	50,000.00	50,000.00	200,000							

LAND DESCRIPTION																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100			0.00	0.00	4.00	LT	1.00	1.00	1.00	50,000.00	50,000.00	200,000							

SOPCHOPPY RIVER ESTATES
ALSO IN SEC 35 & SEC 2
BLOCK C TRACT 78, 79, 80 & 81

BONICATTI ALAN TRUSTEE
P O BOX 122
SOPCHOPPY, FL 32358

2024

34-4S-03W-053-00553-000


BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										WAKULLA COUNTY PROPERTY					
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY						
															VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 346,152 TOTAL MARKET OB/XF VALUE 51,649 TOTAL LAND VALUE - MARKET 200,000 TOTAL MARKET VALUE 597,801 SOH/AGL Deduction 82,074 ASSESSED VALUE 515,727 TOTAL EXEMPTION VALUE HX HB 50,000 BASE TAXABLE VALUE 465,727 TOTAL JUST VALUE 597,801 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 594,124						
DOR CODE			0100 SINGLE FAMILY			MAP NUM			5 MKT AREA			02			2020 T7P NOTICE RETURNED BY PO.NDAA UTF NO OWNERSHIP CHANGE. NEED DC FOR CHARLES. NEED TO RECORD DEATH CERT FOR CHARLES REMOVE T&P DV EXEMPT- CHARLES & GAIL DECEASED						
NEIGHBORHOOD/LOC			53.00			1.00/									PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 1193/0594 1/20/2021 WD P I 98 100 GRANTOR: GORDON CARL, PAUL, LI GRANTEE: BONICATTI ALAN TRUS 1137/0763 1/17/2020 OR P I 98 100 GRANTOR: ESTATE OF GAIL A BRAN GRANTEE: GORDON CARL, PAUL,						
AREA TYPE			TOTAL GROSS AREA			PCT OF BASE			YEAR			TOT ADJ AREA			SUBAREA MARKET VALUE						
TOTALS																					

EXTRA FEATURES															BLD DATE		10/24/2019		MMAK		LGL DATE		10/24/2019		MMAK	
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	INC DATE	LAND DATE	AG DATE	10/24/2019	MMAK					
31	0210	CONCRETE D	0	100	2	6			6.00	100	2010	2010	3	43	31											

LAND DESCRIPTION															TOTAL OB/XF										31			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV				