



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	04	PILE WOOD	100
Frame	02	WOOD FRAME	100
Exterior Wall	08	WD ON PLY	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	100
Interior Wall	06	CUST PANEL	100
Interior Floo	09	PINE WOOD	100
Heating Type	04	AIR DUCTED	100
Air Condition	03	CENTRAL	100
Bedrooms		3	100
Bathrooms		1	100
Story Height		0	100
Stories	1.5	1.5	100
Units		0	100
Quality	03	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
BAS	24	100	1980
BAS	432	100	1980
DCK	16	10	1980
DCK	24	10	1980
FSP	240	55	1980
FUS	216	100	1980
OWH	384	100	1980
STR	12	10	1980
STR	12	10	1980
STR	64	10	1980
TOTALS	1,736		1,255
EXTRA FEATURES			85,628

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,255	126.0000	119.70	150,224	1980	1980	0	0	43.00	57.00
1 SINGLE FAM 0% - 2024											
Heated Area: 1056 HX Base Yr											
** This building has 12 Sub-Areas											
14 LIZARD LN, SOPCHOPPY											
BLD DATE	05/06/2019		MMAK	LGL DATE							
XF DATE	05/06/2019		MMAK	LAND DATE	05/06/2019		MMAK				
INC DATE											

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			85,628
TOTAL MARKET OB/XF VALUE			532
TOTAL LAND VALUE - MARKET			72,000
TOTAL MARKET VALUE			158,160
SOH/AGL Deduction			0
ASSESSED VALUE			158,160
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			158,160
TOTAL JUST VALUE			158,160
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			159,744
PRCL 00565-000			
COMB LOT 62 PRCL 00564-000 & LOT 63			
PRCL COMB REQUEST BY OWNER ALAN 8283840820			
2022 HX PORTED TO 00553-000			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000170	MECH	0	04/08/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1253/0145	2/25/2022	WD	Q	I	01	21,000
GRANTOR: HILL RONALD E						
GRANTEE: BONICATTI ALAN TRUS						
1085/0612	8/27/2018	WD	Q	I	01	145,000
GRANTOR: FOWLER JOHN ROBERT MA						
GRANTEE: BONICATTI ALAN TRUS						

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	0131	FIRE PLACE	0	0	0	0	1.00	700.00	100	2011	2011	3	76	532	

BUILDING NOTES											
<p>BUILDING DIMENSIONS</p> <p>STR=[YR=1980] W16 S4 DCK=[YR=1980] N4 W4 S4 STR=[YR=1980] N4 W3 S4 E3\$ E4\$ E16 FSP=[YR=1980] W24 S10 E24 OWH=[YR=1980] W24 S12 BAS=[YR=1980] N8 W3 S8 E3\$ S4 E24 BAS=[YR=1980] W24 S18 PTR=W15 FUS=[YR=1980] N18 W12 S18 E12\$ E15\$ E24 DCK=[YR=1980] E6 STR=[YR=1980] E3 N4 W3 S4\$ N4 W6 STR=[YR=1980] E6 N13 W6 UOP=[YR=1980] E6 N17 E4 N10 U4 L4 W6 S31\$ S13 \$ S4\$ N18\$ N16\$ N10\$ N4\$.</p>											

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	CONSVR
1	000132	C	SFR RIVER	0			0.00	0.00	2.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	36,000							
2	000005	C	VAC SOP RIVE	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							
3	000005	C	VAC SOP RIVE	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							