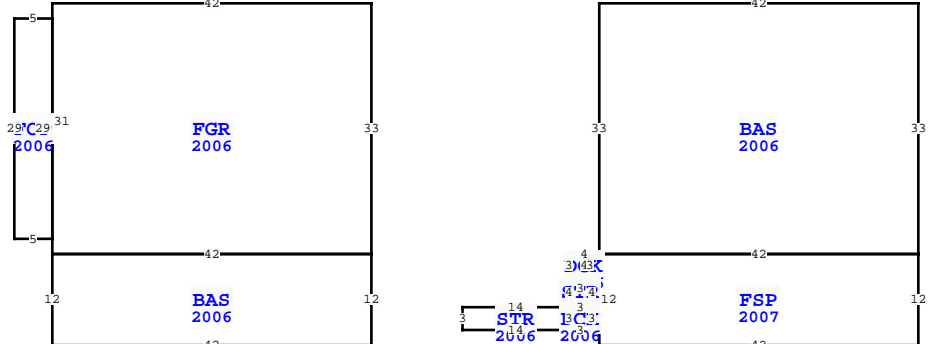


ELEMENT	CD	CONSTRUCTION
Foundation	05	PILE CONCR 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	GALVALUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Bedrooms		3 100
Bathrooms		2.5 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	0% - 0			405,153	2006	2006		0	0	17.00	83.00	
Heated Area: 1890 HX Base Yr													



Quality	CD	CONSTRUCTION			
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	5	MKT AREA 02			
NEIGHBORHOOD/LOC	1010.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	504	100	2006	504	58,222
BAS	1,386	100	2006	1,386	160,109
DCK	9	10	2006	1	115
DCK	12	10	2006	1	115
FGR	1,386	50	2006	693	80,055
FOP	145	30	2006	44	5,083
FSP	504	55	2007	277	31,999
STR	12	10	2006	1	115
STR	42	10	2006	4	462
TOTALS	4,000			2,911	336,277

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		336,277	
TOTAL MARKET OB/XF VALUE		26,377	
TOTAL LAND VALUE - MARKET		20,000	
TOTAL MARKET VALUE		382,654	
SOH/AGL Deduction		0	
ASSESSED VALUE		382,654	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		382,654	
TOTAL JUST VALUE		382,654	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		380,593	
5 YR PRCL CH, PU XFOB LN 11			
COA PER USPS FORM 3547			
ADD CHG PER TCO			
5 YR PRCL CH, CORR RCVR			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2007579	SCREEN ROOM	0	04/24/2007
2007126	SLAB/SCROOM	0	01/30/2007
2005646	SFD - CO	0	11/28/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1187/0846	1/05/2021	WD Q	Q	I	01	370,000
GRANTOR: CROSS MAX E						
GRANTEE: HERSCOVICI RANDY						
0936/0869	3/31/2014	WD Q	Q	I	01	245,000
GRANTOR: ANDREWS PAUL & VICKY						
GRANTEE: CROSS MAX E						

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	0955	PRIVACY FE	0	0	32	0			15.00	100	2006	2006	3	30	135	
2	0211	CONCRETE W	0	0	32	2			6.00	100	2006	2006	3	27	104	
3	0815	SCREEN POO	0	0	42	36			15.00	100	2007	2007	3	68	15,422	
4	0211	CONCRETE W	0	0	42	12			6.00	100	2007	2007	3	30	907	
5	0211	CONCRETE W	0	0	118	2			6.00	100	2007	2007	3	30	425	
6	0072	VINYL FENC	0	0	0	0			11.00	100	2010	2010	3	43	1,391	
7	0211	CONCRETE W	0	0	5	5			6.00	100	2010	2010	3	43	65	
8	0210	CONCRETE D	0	0	49	20			6.00	100	2010	2010	3	43	2,528	
9	0050	CARPORT UN	0	0	30	20			9.00	100	2010	2010	3	74	3,996	
10	0420	CABANA AVE	0	0	12	12			25.00	100	2009	2009	3	39	1,404	

TOTAL OB/XF																								
26,377																								
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	000100	C	SFR	0			150.00	160.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

BUILDING NOTES													
55 PAMELA PL, SOPCHOPPY													
BLD DATE 08/13/2019 MMSR LGL DATE 08/13/2019 MMSR													
XF DATE 08/13/2019 MMSR AG DATE 08/13/2019 MMSR													
INC DATE													
BUILDING DIMENSIONS													
BAS=[YR=2006] W42 PTR=W30 FGR=[YR=2006] W42 S31													
FOP=[YR=2006] N29 W5 S29 E5\$ S2 E42 BAS=[YR=2006] W42 S12 E42													
N12 \$ N33\$ E30\$ S33 E42 FSP=[YR=2007] W42 DCK=[YR=2006] W4													
S3 STR=[YR=2006] S4 E3 DCK=[YR=2006] W3 S3 STR=[YR=2006] N3													
W14 S3 E14\$ E3 N3\$ N4 W3\$ E4 N3\$ S12 E42 N12\$ N33\$.													

34-5S-3W P-6-18-M-22
 A PARCEL OF LAND CONT .55 AC
 IN THE NW 1/4 OF SEC 34

HERSCOVICI RANDY
 757 SE 17TH ST STE 273
 FT LAUDERDALE, FL 33316

2024

34-5S-03W-000-01236-018



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										WAKULLA COUNTY PROPERTY																																																																									
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REVIEW DATE 08/13/2019 BY MMSR Total Acres: 0.55 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 06/17/2026 BY SYS																																																																																													