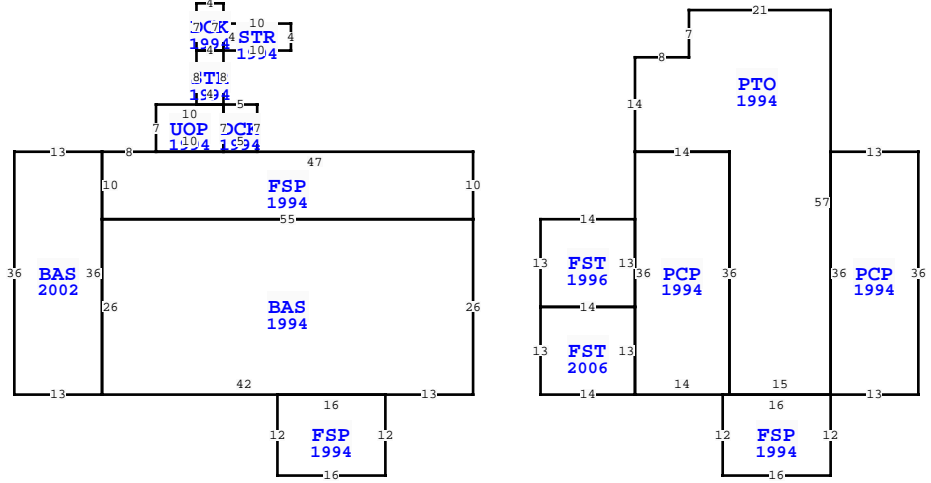


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	04	PILE WOOD 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2 100
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
0100	01	2,792	122.5000	116.38	324,933	1994	1994	0	0	29.00	71.00
1 SINGLE FAM 100% - 0 Heated Area: 1898 HX Base Yr											



Quality		03 AVERAGE			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM	5	MKT AREA	02		
NEIGHBORHOOD/LOC		000 1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,430	100	1994	1,430	118,160
BAS	468	100	2002	468	38,671
DCK	28	10	1994	3	248
DCK	35	10	1994	4	331
FSP	192	55	1994	106	8,759
FSP	192	55	1994	106	8,759
FSP	550	55	1994	302	24,954
FST	182	55	1996	100	8,263
FST	182	55	2006	100	8,263
PCP	468	10	1994	47	3,884
TOTALS	5,466			2,792	230,702

** This building has 15 Sub-Areas
49 CHRISTY LN, SOPCHOPPY

BLD DATE	08/23/2019	MMAK	LGL DATE	
XF DATE	08/23/2019	MMAK	LAND DATE	08/23/2019 MMAK
INC DATE			AG DATE	

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	0210	CONCRETE D	0	100	15	13	195.00	SF	6.00	6.00	100	1994	1994	3	20	234	
2	0371	FLOATING D	0	100	16	10	160.00	SF	20.00	20.00	100	2006	2006	3	27	864	
3	0625	PORT WD UT	0	100	32	14	448.00	SF	6.00	6.00	100	2002	2002	3	20	538	
4	0940	OPEN SHED	0	100	32	12	384.00	SF	4.00	4.00	100	2002	2002	3	20	307	
5	0940	OPEN SHED	0	100	20	6	120.00	SF	4.00	4.00	100	1996	1996	3	20	96	
6	0935	OPEN SHED	0	100	11	9	99.00	SF	6.00	6.00	100	1998	1998	3	20	119	
7	0610	VINYL UTL	0	100	20	10	200.00	SF	6.00	6.00	100	1996	1996	3	20	240	
8	0770	PUMP HOUSE	0	100	12	6	72.00	SF	5.00	5.00	100	1996	1996	3	0	0	
9	0211	CONCRETE W	0	100	30	3	90.00	SF	6.00	6.00	100	1994	1994	3	20	108	
10	0375	WOOD WALK	0	100	28	3	84.00	SF	15.00	15.00	100	1996	1996	3	20	252	

TOTAL OB/XF 2,758

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	1.00	UT	1.00	1.00	1.00	170,000.00	170,000.00	170,000							

WAKULLA COUNTY PROPERTY				PAGE 1 of 2	3
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		230,702			
TOTAL MARKET OB/XF VALUE		11,558			
TOTAL LAND VALUE - MARKET		170,000			
TOTAL MARKET VALUE		412,260			
SOH/AGL Deduction		134,065			
ASSESSED VALUE		278,195			
TOTAL EXEMPTION VALUE		HX HB VX 55,000			
BASE TAXABLE VALUE		223,195			
TOTAL JUST VALUE		412,260			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		415,687			
5 YR PRCL CH, PU XFOB LN 11					
CODES XFOB LN 6 & 7					
5 YR PRCL CH, CHG RCVR, FLOOR, CORR TRAV, CHG					
CHG CODE XFOB LN 3, PU XFOB LN 9-10					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
028566	ADD SFD	0	01/22/2002		
018609	N/A	0	06/01/1994		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0707/0813	4/12/2007	WD	U	V		52,500
GRANTOR: THOMPSON JAMES L & AL						
GRANTEE: THOMPSON JAMES L &						
0216/0156	7/21/1993	WD	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES											
FSP=[YR=1994] W47 UOP=[YR=1994] E10 N7 DCK=[YR=1994] S7 E5 N7 W5\$ STR=[YR=1994] N8 W4 DCK=[YR=1994] E4 STR=[YR=1994] E10 N4 W10 S4\$ N7 W4 S7\$ S8 E4\$ W10 S7\$ W8 S10 E55 BAS=[YR=1994] W55 S26 BAS=[YR=2002] N36 W13 S36 E13\$ E42 FSP=[YR=1994] W16 S12 E16 N12\$ E13 PTR=E10 FST=[YR=2006] E14 PCP=[YR=1994] E14 N36 W14 PTO=[YR=1994] E14 S36 E15 FSP=[YR=1994] W16 S12 E16 N12\$ PCP=[YR=1994] E13 N36 W13 S36\$ N57 W21 S7 W8 S14\$ S36\$ N13 W14 FST=[YR=1996] E14 N13 W14 S13\$ S13\$ W10\$ N26\$ N10\$.											

BUILDING DIMENSIONS											
FSP=[YR=1994] W47 UOP=[YR=1994] E10 N7 DCK=[YR=1994] S7 E5 N7 W5\$ STR=[YR=1994] N8 W4 DCK=[YR=1994] E4 STR=[YR=1994] E10 N4 W10 S4\$ N7 W4 S7\$ S8 E4\$ W10 S7\$ W8 S10 E55 BAS=[YR=1994] W55 S26 BAS=[YR=2002] N36 W13 S36 E13\$ E42 FSP=[YR=1994] W16 S12 E16 N12\$ E13 PTR=E10 FST=[YR=2006] E14 PCP=[YR=1994] E14 N36 W14 PTO=[YR=1994] E14 S36 E15 FSP=[YR=1994] W16 S12 E16 N12\$ PCP=[YR=1994] E13 N36 W13 S36\$ N57 W21 S7 W8 S14\$ S36\$ N13 W14 FST=[YR=1996] E14 N13 W14 S13\$ S13\$ W10\$ N26\$ N10\$.											

