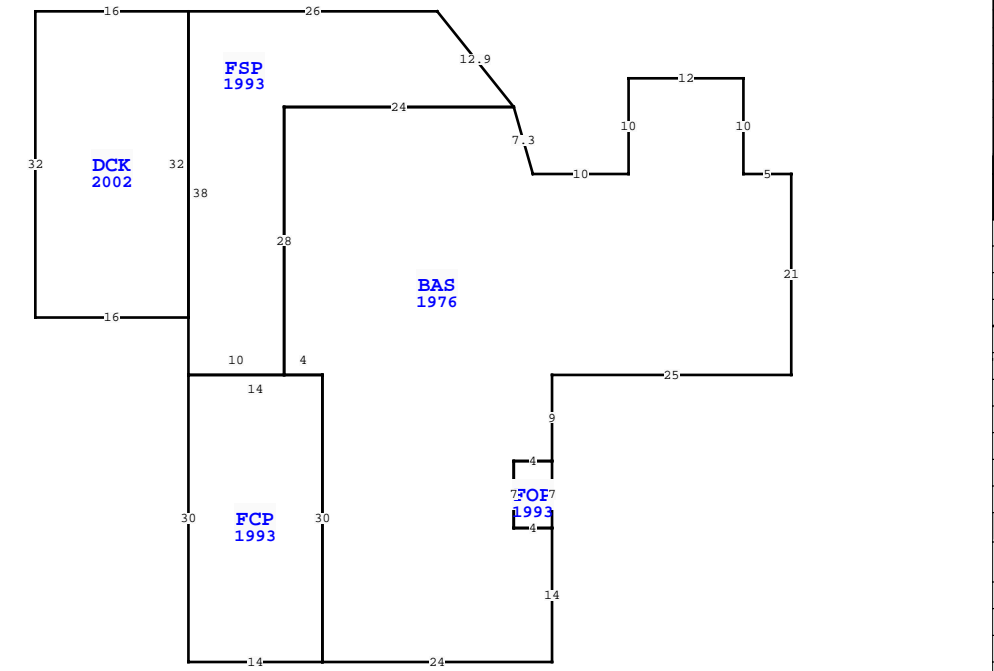




ELEMENT		CD	CONSTRUCTION
Foundation	03	CONCR	STEM 100
Frame	02	WOOD	FRAME 100
Exterior Wall	06	BD/BATTEN	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	13	GALVALUM	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	50
Interior Floor	14	CARPET	50
Heating Type	04	AIR DUCTED	100
Air Condition	03	CENTRAL	100
Bedrooms			3 100
Bathrooms			2.5 100
Story Height			0 100
Stories	1.		1. 100
Units			0 100
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
BAS	2,100	100	1976
DCK	512	10	2002
FCP	420	25	1993
FOP	28	30	1993
FSP	580	55	1993
TOTALS	3,640		

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		278,499	1976	2000		0	23.00	77.00	Heated Area: 2100 HX Base Yr	



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			295,573
TOTAL MARKET OB/XF VALUE			22,722
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			393,295
SOH/AGL Deduction			0
ASSESSED VALUE			393,295
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			393,295
TOTAL JUST VALUE			393,295
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			396,607
2022 VALUES PORT TO LEON - SUMMERS			
INT, FLOR BLDG 2.			
5 YR PRCL CK, CHG INT, FLOR BLDG 1. CHG EXW			
BUS ADDR. HX OK. MLD RNWL CARD			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
15000798	BLDG-CC	0	09/03/2015
2006335	RE-ROOF	0	02/21/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1369/0132	6/26/2024	WD	U	I	12	463,500
GRANTOR: HARBORVIEW MORTGAGE L						
GRANTEE: FITCH CHARLES						
1355/0397	4/11/2024	CT	U	I	19	20,100
GRANTOR: WAKULLA COUNTY CLERK						
GRANTEE: HARBORVIEW MORTGAGE						

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	0150	FIRE PLACE	0	0	0	0	2.00	UT	2,500.00	2,500.00	100	1993	1993	3	50	2,500	
2	0350	BOATDOCK A	0	0	14	74	1,036.00	SF	26.40	26.40	100	1993	1993	GD	20	5,470	
3	0211	CONCRETE W	0	0	78	4	312.00	SF	6.00	6.00	100	1999	1999	3	20	374	
4	0055	PORTABLE C	0	0	39	20	780.00	SF	3.00	3.00	100	2002	2002	3	20	468	
5	0210	CONCRETE D	0	0	248	14	3,472.00	SF	6.00	6.00	100	2002	2002	3	20	4,166	
6	0211	CONCRETE W	0	0	48	4	192.00	SF	6.00	6.00	100	2010	2010	3	43	495	
7	0371	FLOATING D	0	0	12	8	96.00	SF	20.00	20.00	100	2007	2007	3	30	576	
8	0007	ELECTRIC L	0	0	0	0	1.00	UT	7,500.00	7,500.00	100	2015	2015	3	67	5,025	
9	0330	BOAT SHED	0	0	16	12	192.00	SF	15.00	15.00	100	2015	2015	3	67	1,930	
10	0371	FLOATING D	0	0	12	10	120.00	SF	20.00	20.00	100	2007	2007	3	30	720	

TOTAL OB/XF													
21,724													
BLD DATE	05/28/2019	MMJTT	LGL DATE										
XF DATE	05/28/2019	MMJTT	LAND DATE	05/28/2019 MMJTT									
INC DATE			AG DATE										

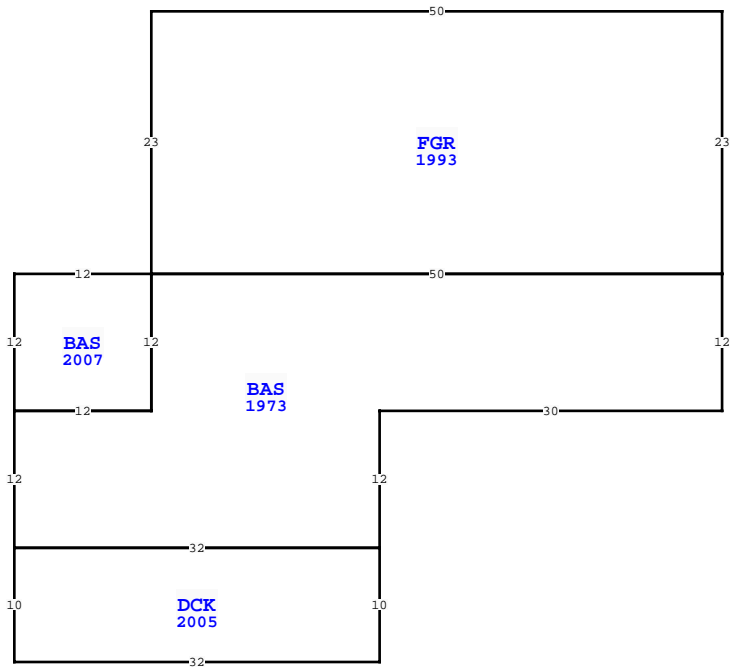
BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1976] W5 N10 W12 S10 W10 L2 U7 W24 S28													
FSP=[YR=1993] N28 E24 U10 L8 W26 DCK=[YR=2002] W16 S32 E16													
N32 S38 FCP=[YR=1993] S30 E14 N30 W14 S E10 S E4 S30 E24 N14													
W4 N7 E4 FOP=[YR=1993] W4 S7 E4 N7 S9 E25 N21 S.													

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
1	000132	C	SFR RIVER	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	01	WOOD FRAME	100
Frame	02	WOOD FRAME	100
Exterior Wall	27	PREFIN MTL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	13	GALVALUM	100
Interior Wall	05	DRYWALL	80
Interior Wall	04	PLYWOOD	20
Interior Floo	12	HARDWOOD	50
Interior Floo	14	CARPET	50
Heating Type	04	AIR DUCTED	100
Air Condition	03	CENTRAL	100
Bedrooms		2	100
Bathrooms		1	100
Story Height		0	100
Stories	1.	1. 100	
Units		0	100
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
BAS	984	100	1973
BAS	144	100	2007
DCK	320	10	2005
FGR	1,150	50	1993
TOTALS	2,598		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,735	112.5000	106.88	185,437	1973	1978		0	0	56.25	43.75	
2 SINGLE FAM 0% - 0 Heated Area: 1128 HX Base Yr													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 2
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		295,573	
TOTAL MARKET OB/XF VALUE		22,722	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		393,295	
SOH/AGL Deduction		0	
ASSESSED VALUE		393,295	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		393,295	
TOTAL JUST VALUE		393,295	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		396,607	
2018 QUESTIONNAIRE RCVD COMPLETE-MLG ADDR IS			
MLD 2018 QUESTIONNAIRE			
ADD CHG			
QUESTIONNAIRE RTND COMPLETE- HX OK. MLD RNWL			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1369/0132	6/26/2024	WD	U	I	12	463,500
GRANTOR: HARBORVIEW MORTGAGE L						
GRANTEE: FITCH CHARLES						
1355/0397	4/11/2024	CT	U	I	19	20,100
GRANTOR: WAKULLA COUNTY CLERK						
GRANTEE: HARBORVIEW MORTGAGE						

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
11	0335	ALUMINUM W	0	0	8	3	24.00	SF	17.00	17.00	100	2014	2014	3	62	253	
12	0335	ALUMINUM W	0	0	8	3	24.00	SF	17.00	17.00	100	2014	2014	3	62	253	
13	0211	CONCRETE W	0	0	0	0	144.00	SF	6.00	6.00	100	2013	2013	3	57	492	
TOTAL OB/XF 998																	

BUILDING NOTES													
20 PELAGIC PL, SOPCHOPPY													
BLD DATE 05/28/2019 MMJT LGL DATE 05/28/2019 MMJT													
XF DATE 05/28/2019 MMJT LAND DATE 05/28/2019 MMJT													
INC DATE													

BUILDING DIMENSIONS													
FGR=[YR=1993] W50 S23 E50 BAS=[YR=1973] W50 S12 W12													
BAS=[YR=2007] E12 N12 W12 S12\$ S12 DCK=[YR=2005] S10 E32 N10													
W32\$ E32 N12 E30 N12\$ N23\$.													

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV			