34-5S-3W P-18-28 M-22
PARCEL IN SE 1/4 OF SEC 34
OR 113 P 353 OR 146 P 246

SANDERS ALGA DELL
191 SANDERS CEMETERY RD
SOPCHOPPY, FL 32358

2024

34-5S-03W-000-01258-028

BUILDING CHARACTERISTICS

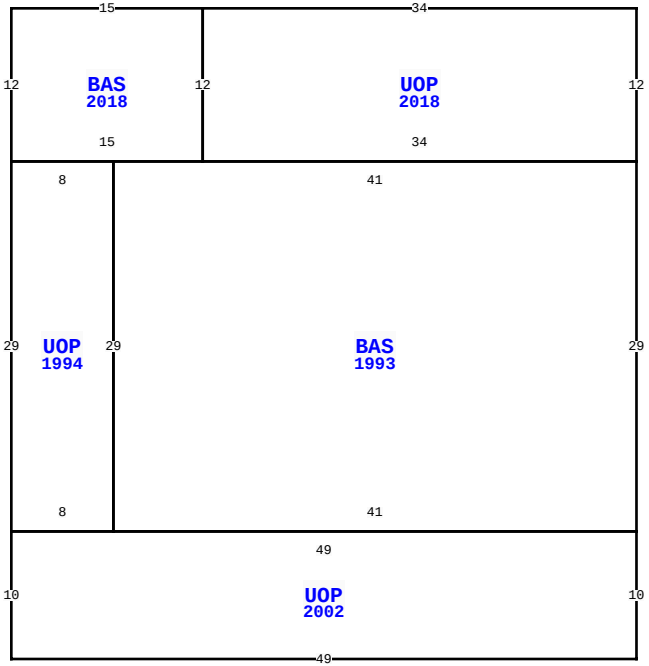
ELEMENT	CD	CONSTRUCTION
Foundation	01	WOOD FRAME 100
Frame	02	WOOD FRAME 100
Exterior Wall	08	WD ON PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	GALVALUM 100
Interior Wall	06	CUST PANEL 80
Interior Wall	05	DRYWALL 20
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Heating Type	02	CONVECTION 100
Air Condition	02	WINDOW 100
Bedrooms		3 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
Quality	02	BELOW AVERAGE
DOR CODE	0100	SINGLE FAMILY
MAP NUM	5	MKT AREA 01
NEIGHBORHOOD/LOC	000	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,189	100	1993	1,189	44,839
BAS	180	100	2018	180	6,788
UOP	232	20	1994	46	1,735
UOP	490	20	2002	98	3,696
UOP	408	20	2018	82	3,092
TOTALS	2,499			1,595	60,150

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,595	94.5200	89.79	143,215	1950	1965	0	0	0	58.00	42.00

1 SINGLE FAM 100% - 2006 Heated Area: 1369 HX Base Yr 2006



191 SANDERS CEMETERY RD, SOPCHOPPY

BLD DATE	09/09/2019	MMAK	LGL DATE	09/09/2019	MMAK
XF DATE	09/09/2019	MMAK	LAND DATE		
INC DATE			AG DATE		

WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		60,150
TOTAL MARKET OB/XF VALUE		2,369
TOTAL LAND VALUE - MARKET		7,500
TOTAL MARKET VALUE		70,019
SOH/AGL Deduction		12,043
ASSESSED VALUE		57,976
TOTAL EXEMPTION VALUE	HX HB	32,976
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		70,019
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		71,540

5 YR PRCL CH, CHG RCVR, PU NEW TRAV

EYB FOR INT REMODEL, CORR CODE & LF XFOB LN 2

5 YR PRCL CH, CHG INT, FLOOR, QUAL, EYB, ADJ

TAMMY V SANDERS DOD 7-1-2014 OR 1020 P 450 DC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000549	ELECTRIC-CO	0	06/15/2020
19000304	MECH	0	03/13/2019
2007515	ENCL PORCH	0	04/16/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2018] W34 S12 E34 BAS=[YR=1993] W41 S29 E41
UOP=[YR=2002] W49 UOP=[YR=1994] E8 N29 W8 BAS=[YR=2018]
E15 N12 W15 S12$ S29$ S10 E49 N10$ N29$ N12$.

EXTRA FEATURES

LN	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	0940	OPEN SHED	0	100	16	18	288.00	SF	4.00	4.00	100	1997	1997	3	20	230	
2	0955	PRIVACY FE	0	100	0	0	542.00	LF	15.00	15.00	100	1997	1997	3	0	0	
3	0090	CHAINLINK	0	100	0	0	14.00	LF	12.00	12.00	100	1997	1997	3	20	34	
4	0210	CONCRETE D	0	100	50	20	1,000.00	SF	6.00	6.00	100	2001	2001	3	20	1,200	
5	0211	CONCRETE W	0	100	0	0	718.00	SF	6.00	6.00	100	2003	2003	3	21	905	

LAND DESCRIPTION

TOTAL OB/XF 2,369

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	AC		1.00	1.00	1.00	7,500.00	7,500.00	7,500							

REVIEW DATE 09/09/2019 BY MMAK Total Acres: 1.00 Total Land Value: 7,500 Market: 0 Agricultural: 0 Common: 7,500 PRINTED 06/10/2026 BY SYS