34-5S-3W P-18-26-M-22
RIVER LOT 7 OF ESTATE OF
JOHN H SANDERS SR IN SE 1/4

CRUM FAY
142 LAGOON DR
CLARKS HILL, SC 29821

2024

34-5S-03W-000-01261-000

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	13	GALVALUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	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
Quality	03	AVERAGE
DOR CODE	0100	SINGLE FAMILY

MAP NUM: 5 | MKT AREA: 02

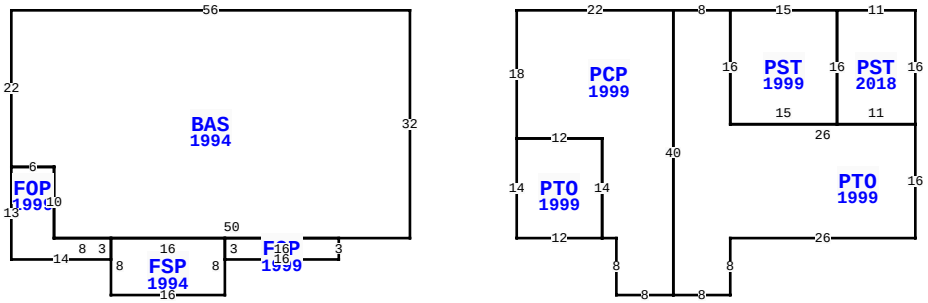
NEIGHBORHOOD/LOC: 000 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,732	100	1994	1,732	140,188
FOP	48	30	1999	14	1,133
FOP	102	30	1999	31	2,509
FSP	128	55	1994	70	5,666
PCP	600	10	1999	60	4,856
PST	240	15	1999	36	2,914
PST	176	15	2018	26	2,104
PTO	168	5	1999	8	648
PTO	736	5	1999	37	2,995
TOTALS	3,930			2,014	163,013

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,014	120.0000	114.00	229,596	1994	1994	0	0	0	29.00	71.00

1 SINGLE FAM 0% - 0 Heated Area: 1732 HX Base Yr



BLD DATE 09/05/2019 MMAK
XF DATE 12/08/2016 MMAK
INC DATE
LGL DATE
LAND DATE 09/05/2019 MMAK
AG DATE

236 SANDERS CEMETERY RD, SOPCHOPPY

WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	163,013
TOTAL MARKET OB/XF VALUE	7,549
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	245,562
SOH/AGL Deduction	0
ASSESSED VALUE	245,562
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	245,562
TOTAL JUST VALUE	245,562
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	248,222

COA PER NCOA REPORT

TRAV

5 YR PRCL CH, CHG RCVR, PU XFOB LN 10, PU NEW

5 YR PRCL CH, PU XFOB LN 9

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0828/0731	6/18/2010	WD	U	I	20	0

GRANTOR: CRUM CHARLES W & FAY

GRANTEE: CRUM CHARLES W & FA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W56 S22 E6 S10 FOP=[YR=1999] N10 W6 S13 E14 N3 FSP=[YR=1994] S8 E16 N8 FOP=[YR=1999] S3 E16 N3 W16$ W16$ W8$ E50 PTR= E15 PTO=[YR=1999] E12 N14 W12 PCP=[YR=1999] E12 S14 E2 S8 E8 N40 PTO=[YR=1999] S40 E8 N8 E26 N16 W26 N16 PST=[YR=1999] S16 E15 N16 PST=[YR=2018] S16 E11 N16 W11$ W15$ W8$ W22 S18$ S14$ W15$ N32$.

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	0350	BOATDOCK A	0	0	14	20	280.00	SF	24.00	24.00	100	1990	1990	3	20	1,344	
2	0371	FLOATING D	0	0	16	10	160.00	SF	20.00	20.00	100	2009	2009	3	39	1,248	
3	0375	WOOD WALK	0	0	23	3	69.00	SF	15.00	15.00	100	2004	2004	3	23	238	
4	0335	ALUMINUM W	0	0	10	3	30.00	SF	17.00	17.00	100	2009	2009	3	39	199	
5	0730	FINISHED O	0	0	8	8	64.00	SF	14.00	14.00	100	2009	2009	3	72	645	
6	0210	CONCRETE D	0	0	46	13	598.00	SF	6.00	6.00	100	1990	1990	3	20	718	
7	0840	SEAWALL RI	0	0	0	0	59.00	LF	38.00	38.00	100	1994	1994	3	20	448	
8	0090	CHAINLINK	0	0	0	0	315.00	LF	12.00	12.00	100	2010	2010	3	43	1,625	
9	0820	SEAWALL,WO	0	0	0	0	59.00	LF	34.00	34.00	100	2012	2012	3	52	1,043	
10	0211	CONCRETE W	0	0	3	3	9.00	SF	6.00	6.00	100	2017	2017	3	76	41	

LAND DESCRIPTION

TOTAL OB/XF 7,549

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	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							

REVIEW DATE 09/05/2019 BY MMAK Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 04/08/2026 BY SYS