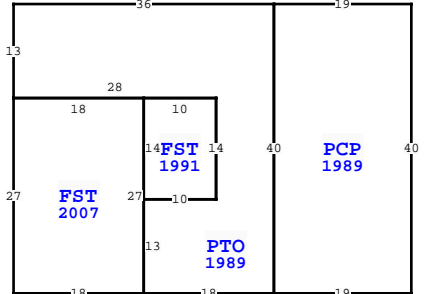
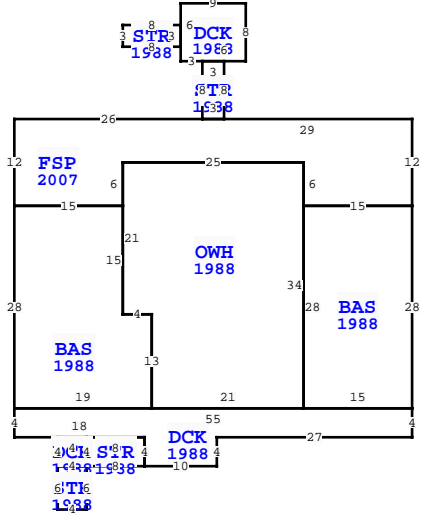




ELEMENT	CD	CONSTRUCTION
Foundation	04	PILE WOOD 100
Frame	12	WOOD FRAME 100
Exterior Wall	02	CEDAR/CYPR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	GALVALUM 100
Interior Wall	05	DRYWALL 70
Interior Wall	06	CUST PANEL 30
Interior Floo	12	HARDWOOD 100
Heating Type	04	AIR DUCTED 100
Air Condition	03	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
1	SINGLE FAM	100%	- 2013		Heated Area: 1690					HX Base Yr 2013	



Quality	DOR CODE	MAP NUM	NEIGHBORHOOD/LOC
03 AVERAGE	0100 SINGLE FAMILY	5 MKT AREA 02	000 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	420	100	1988	420	34,262
BAS	472	100	1988	472	38,503
DCK	16	10	1988	2	163
DCK	72	10	1988	7	571
DCK	260	10	1988	26	2,121
FSP	510	55	2007	280	22,841
FST	140	55	1991	77	6,282
FST	486	55	2007	267	21,781
OWH	798	100	1988	798	65,097
PCP	760	10	1989	76	6,200
TOTALS	4,852			2,475	201,898

** This building has 15 Sub-Areas

BLD DATE	02/17/2021	MMJJS	LGL DATE	
XF DATE	02/17/2021	MMJJS	LAND DATE	02/17/2021
INC DATE			AG DATE	

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	201,898		
TOTAL MARKET OB/XF VALUE	19,496		
TOTAL LAND VALUE - MARKET	95,000		
TOTAL MARKET VALUE	316,394		
SOH/AGL Deduction	67,166		
ASSESSED VALUE	249,228		
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE	199,228		
TOTAL JUST VALUE	316,394		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	319,495		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0897/0429	12/14/2012	WD	Q	I	01	285,285

GRANTOR: BENTON TONY C & VICKI
 GRANTEE: DWYER PATRICK E
 0129/0538 3/01/1987 WD U V 30,000
 GRANTOR:
 GRANTEE:

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	0140	FIRE PLACE	0	100	0	0	1.00	UT	1,900.00	1,900.00	100	1988	1988	3	45	855	
2	0520	WORK SHOP	0	100	25	20	500.00	SF	12.00	12.00	100	2002	2002	3	20	1,200	
3	0950	METAL SHED	0	100	30	16	480.00	SF	8.00	8.00	100	2002	2002	3	20	768	
4	0820	SEAWALL,WO	0	100	0	0	40.00	LF	34.00	34.00	100	1987	1987	3	20	272	
5	0210	CONCRETE D	0	100	21	20	420.00	SF	6.00	6.00	100	1991	1991	3	20	504	
6	0211	CONCRETE W	0	100	18	3	54.00	SF	6.00	6.00	100	1991	1991	3	20	65	
7	0080	4' CHAINLI	0	100	0	0	475.00	LF	13.00	13.00	100	2013	2013	3	57	3,520	
8	0125	MTL/VYL AC	0	100	0	0	12.00	LF	19.00	19.00	100	2013	2013	3	57	130	
9	0211	CONCRETE W	0	100	0	0	120.00	SF	6.00	6.00	100	1993	1993	3	20	144	
10	0375	WOOD WALK	0	100	72	4	288.00	SF	15.00	15.00	100	2021	2021	3	93	4,018	

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=2007] W29 STR=[YR=1988] E3 N8 W3 DCK=[YR=1988] E6 N8 W9 S6 STR=[YR=1988] N3 W8 S3 E8\$ S2 E3\$ S8\$ W26 S12 E15 N6 E25 S6 E15 BAS=[YR=1988] W15 S28 E15 DCK=[YR=1988] W55 BAS=[YR=1988] E19 OWH=[YR=1988] E21 N34 W25 S21 E4 S13\$ N13 W4 N15 W15 S28\$ S4 E18 S4 STR=[YR=1988] N4 W8 S4 DCK=[YR=1988] N4 W4 S4 E4\$ STR=[YR=1988] W4 S6 E4 N6\$ E8\$ E10 N4 E27 N4 \$ PTR=E15 FST=[YR=2007] E18 N27 FST=[YR=1991] S14 E10 N14 W10\$ W18 PTO=[YR=1989] E28 S14 W10 S13 E18 N40 PCP=[YR=1989] S40 E19 N40 W19\$ W36 S13\$ S27\$ W15\$ N28\$ N12\$.									

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	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	100			0.00	0.00	1.00	UT		1.00	1.00	1.00	95,000.00	95,000.00	95,000							

BREAKAWAY ACRES
 LOT 1
 OR 88 P 424 & OR 102 P 453

DWYER PATRICK E
 48 SANDERS CEMETARY RD
 SOPCHOPPY, FL 32358

2024

34-5S-03W-150-01263-001



BUILDING CHARACTERISTICS							MARKET ADJUSTMENTS										WAKULLA COUNTY PROPERTY																																																																																	
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11	0335	ALUMINUM W	0 100	16	3	48.00	SF	17.00	17.00	100	2021	2021	3	93	759																																																																																			
12	0371	FLOATING D	0 100	16	10	160.00	SF	20.00	20.00	100	2021	2021	3	93	2,976																																																																																			
13	0350	BOATDOCK A	0 100	16	12	192.00	SF	24.00	24.00	100	2021	2021	3	93	4,285																																																																																			
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REVIEW DATE 02/17/2021 BY MMJS Total Acres: 0.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 06/10/2026 BY SYS																																																																																																		