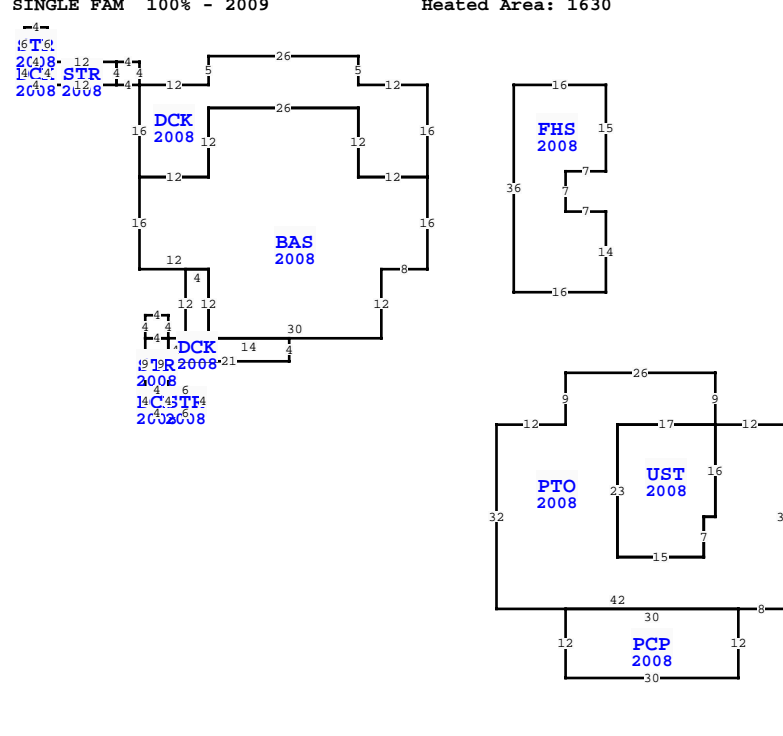


BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Foundation	05	PILE CONCR 100			
Frame	02	WOOD FRAME 100			
Exterior Wall	05	HARDIE BRD 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	09	PINE WOOD 80			
Interior Floor	11	CLAY TILE 20			
Heating Type	04	AIR DUCTED 100			
Air Condition	03	CENTRAL 100			
Bedrooms		3 100			
Bathrooms		2.5 100			
Story Height		0 100			
Stories	1.5	1.5 100			
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	1,472	100	2008	1,472	171,878
DCK	16	10	2008	2	234
DCK	16	10	2008	2	234
DCK	148	10	2008	15	1,752
DCK	634	10	2008	63	7,356
FHS	527	30	2008	158	18,448
PCP	360	10	2008	36	4,203
PTO	1,457	5	2008	73	8,524
STR	24	10	2008	2	234
STR	24	10	2008	2	234
TOTALS	5,139			2,004	233,996

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%	- 2009		275,289	2008	2008	0	0	15.00	85.00
Heated Area: 1630 HX Base Yr 2009											

5T
2008
12
14C4 STR
2008



WAKULLA COUNTY PROPERTY				PAGE 1 of 2	3
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE				233,996	
TOTAL MARKET OB/XF VALUE				12,555	
TOTAL LAND VALUE - MARKET				95,000	
TOTAL MARKET VALUE				341,551	
SOH/AGL Deduction				73,810	
ASSESSED VALUE				267,741	
TOTAL EXEMPTION VALUE		HX HB WX		55,000	
BASE TAXABLE VALUE				212,741	
TOTAL JUST VALUE				341,551	
NCON VALUE				0	
INCOME VALUE				0	
PREVIOUS YEAR MKT VALUE				344,432	
ADD HX FOR 2021-MCKENDREE					
5 YR PRCL CH, PU XFOB LN 11, DEL XFOB LN 12					
5 YR PRCL CH, N/C					
LN 12-13, (LN 12 P/O NEW TRAV) PU XFOB LN 11					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
20061251	SFD-CO	0	07/31/2006		
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U / I /	RSN CD	SALE PRICE
0386/0858	8/09/2000	WD Q	V		65,000
GRANTOR: SMITH WARREN A & JEAN					
GRANTEE: MCKENDREE WILLIAM C					
0231/0059	3/04/1994	WD Q	V		48,000
GRANTOR:					
GRANTEE:					
BUILDING NOTES					
BUILDING DIMENSIONS					
DCK=[YR=2008] W12 N5 W26 S5 W12 N4 W4 S4 STR=[YR=2008] N4 W12 S4 DCK=[YR=2008] N4 W4 STR=[YR=2008] E4 N6 W4 S6\$ S4 E4\$ E12\$ E4 S16 E12 N12 E26 S12 E12 BAS=[YR=2008] W12 N12 W26 S12 W12 S16 E12 S12 DCK=[YR=2008] N12 W4 S12 W3 N4 W4 S4 E4 STR=[YR=2008] W4 S9 E4 DCK=[YR=2008] W4 S4 E4 STR=[YR=2008] E6 N4 W6 S4\$ N4\$ N9\$ S4 E21 N4 W14\$ E30 PTR=E20 S15 PTO=[YR=2008] S32 E42 PCP=[YR=2008] W30 S12 E30 N12\$ E8 N32 W12 S16 W2 S7 W15 N23 E17 UST=[YR=2008] W17 S23 E15 N7 E2 N16\$ N9 W26 S9 W12\$ N15 W20\$ N12 E8 N16\$ N16\$ PTR=E15 FHS=[YR=2008] S36 E16 N14 W7 N7 E7 N15 W16\$ W15\$.					

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	0375	WOOD WALK	0 100	32	4	128.00	SF	15.00	15.00	100	2002	2002	3	20	384	
2	0350	BOATDOCK A	0 100	16	15	240.00	SF	24.00	24.00	100	2002	2002	3	20	1,152	
3	0375	WOOD WALK	0 100	14	3	42.00	SF	15.00	15.00	100	2002	2002	3	20	126	
4	0350	BOATDOCK A	0 100	24	2	48.00	SF	24.00	24.00	100	2002	2002	3	20	230	
5	0210	CONCRETE D	0 100	7	8	56.00	SF	6.00	6.00	100	2002	2002	3	20	67	
6	0840	SEAWALL RI	0 100	0	0	88.00	LF	38.00	38.00	100	1994	1994	3	20	669	
7	0060	DECK WOOD	0 100	13	7	91.00	SF	5.00	5.00	100	2002	2002	3	20	91	
8	0140	FIRE PLACE	0 100	0	0	1.00	UT	1,900.00	1,900.00	100	2008	2008	3	70	1,330	
9	0211	CONCRETE W	0 100	0	0	32.00	SF	6.00	6.00	100	2008	2008	3	34	65	
10	0170	GARAGE UNF	0 100	24	20	480.00	SF	25.00	25.00	100	2008	2008	3	70	8,400	

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	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	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 2
 OR 88 P 424 & OR 102 P 453

MCKENDREE WILLIAM C/MCKENDREE JOY C
 60 SANDERS CEMETARY RD
 SOPCHOPPY, FL 32358

2024

34-5S-03W-150-01263-002



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										WAKULLA COUNTY PROPERTY																																																									
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11	0620	WOOD UTL B	0 100	3	3	9.00	SF	6.00	6.00	100	2017	2017	3	76	41																																																										

LAND DESCRIPTION										TOTAL OB/XF														
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