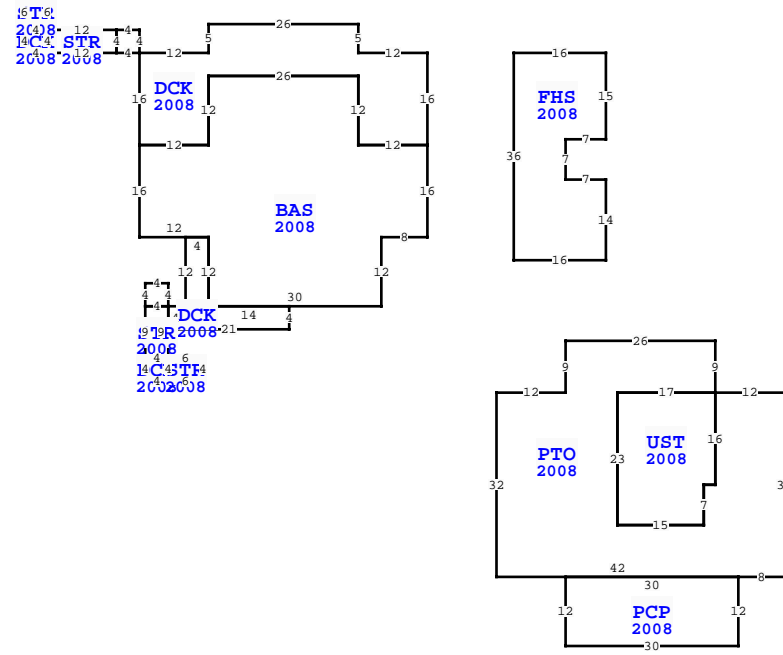


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	05	PILE CONCR	100
Frame	02	WOOD FRAME	100
Exterior Wall	05	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	09	PINE WOOD	80
Interior Floor	11	CLAY TILE	20
Heating Type	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/	

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											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
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	V / I	RSN CD	SALE PRICE
0386/0858	8/09/2000	WD Q	Q	V		65,000
GRANTOR: SMITH WARREN A & JEAN						
GRANTEE: MCKENDREE WILLIAM C						
0231/0059	3/04/1994	WD Q	Q	V		48,000
GRANTOR:						
GRANTEE:						

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

** This building has 13 Sub-Areas
 60 SANDERS CEMETARY RD, SOPCHOPPY

BLD DATE	09/04/2019	MMAK	LGL DATE	
XF DATE	09/04/2019	MMAK	LAND DATE	09/04/2019 MMAK
INC DATE			AG DATE	

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

BUILDING NOTES												
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\$.												

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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