

BREAKAWAY ACRES LOT 4  
 OR 97 P 850 OR 105 P 823  
 OR 169 P 761 OR 413 P 143

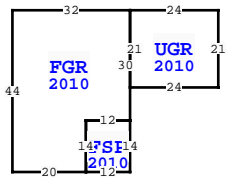
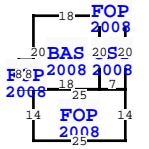
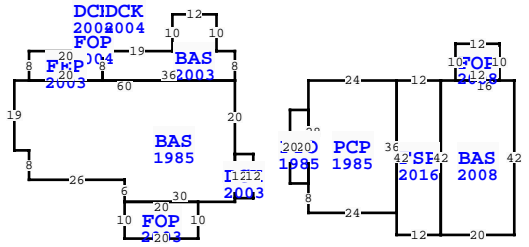
WALDRUP PAMALA L/WALDRUP JAMES G III  
 2423 WINTHROP ROAD  
 TALLAHASSEE, FL 32308-0524

**2024**

34-5S-03W-150-01263-004

ELEMENT	CD	CONSTRUCTION
Foundation	04	PILE WOOD 100
Frame	02	WOOD FRAME 100
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 60
Interior Wall	06	CUST PANEL 40
Interior Floor	11	CLAY TILE 50
Interior Floor	12	HARDWOOD 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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	5,082	133.8000	127.11	645,973	1985	2010	0	0	13.00	87.00	
1 SINGLE FAM 0% - 0 Heated Area: 3504 HX Base Yr												



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	1,768	100	1985	1,768	195,515
BAS	408	100	2003	408	45,119
BAS	360	100	2008	360	39,811
BAS	840	100	2008	840	92,892
DCK	60	10	2003	6	664
DCK	16	10	2004	2	221
DCK	20	10	2004	2	221
FEP	160	80	2003	128	14,155
FGR	1,240	50	2010	620	68,563
FOP	200	30	2003	60	6,635
<b>TOTALS</b>	<b>7,891</b>			<b>5,082</b>	<b>561,997</b>

\*\* This building has 21 Sub-Areas  
 102 SANDERS CEMETERY RD, SOPCHOPPY

BLD DATE	XF DATE	INC DATE	MMSR	LGL DATE	LAND DATE	AG DATE
10/16/2017	10/16/2017		MMSR		10/16/2017	MMSR

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	0840	SEAWALL RI	0	0	0	0	81.00	LF	38.00	38.00	100	1985	1985	3	20	616	
2	0130	FIRE PLACE	0	0	0	0	1.00	UT	1,300.00	1,300.00	100	1993	1993	3	50	650	
3	0375	WOOD WALK	0	0	116	4	464.00	SF	15.00	15.00	100	1985	1985	3	20	1,392	
4	0210	CONCRETE D	0	0	0	0	1,284.00	SF	6.00	6.00	100	1993	1993	3	20	1,541	
5	0210	CONCRETE D	0	0	24	22	528.00	SF	6.00	6.00	100	2009	2009	3	39	1,236	
6	0211	CONCRETE W	0	0	12	3	36.00	SF	6.00	6.00	100	2009	2009	3	39	84	
7	0213	CONCRETE P	0	0	12	7	84.00	SF	6.00	6.00	100	2009	2009	3	100	504	
8	0620	WOOD UTL B	0	0	10	8	80.00	SF	6.00	6.00	100	2010	2010	3	43	206	
9	0940	OPEN SHED	0	0	10	9	90.00	SF	4.00	4.00	100	2010	2010	3	43	155	
10	0770	PUMP HOUSE	0	0	6	6	36.00	SF	5.00	5.00	100	2007	2007	3	40	72	

TOTAL OB/XF																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	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	UT	1.00	1.00	1.00	95,000.00	95,000.00	95,000							

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		561,997	
TOTAL MARKET OB/XF VALUE		17,157	
TOTAL LAND VALUE - MARKET		95,000	
TOTAL MARKET VALUE		674,154	
SOH/AGL Deduction		0	
ASSESSED VALUE		674,154	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		674,154	
TOTAL JUST VALUE		674,154	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		680,934	
5YR CK MM PU XFOB 0060X2 0955 DEMO XFOM 0210			
COA PER NCOA REPORT			
COA PER USPS			
PU XFOB LN 13-16, DEL XFOB LN 17-18			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OBN22-00008	INSTALL GENERATOR		01/09/2023
32066	ELEC UPGRD	0	07/07/2004
30034	ADDITION-CO	0	04/04/2003
29373	ELEC	0	08/22/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0945/0482	6/27/2014	WD	Q	I	01	439,000
GRANTOR: OLIVER WILLIAM L & ME						
GRANTEE: WALDRUP PAMALA L &						
0413/0143	7/09/2001	WD	Q	I		172,500
GRANTOR: CHASON TERRY L & DIAN						
GRANTEE: OLIVER WILLIAM L &						

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2003] W5 N10 W12 S10 W19 FOP=[YR=2004] N5 W5 PTR=N4 DCK=[YR=2004] E5 N4 PTR=E4 DCK=[YR=2004] S4 E4 N4 W4\$ W4\$ W5 S4\$ S4\$ S5 E5\$ FEP=[YR=2003] W20 S8 E20 N8\$ S8 E36 PTR=E20 PCP=[YR=1985] S28 PTO=[YR=1985] N20 W5 S20 E5\$ S8 E24 N36 FSP=[YR=2016] S42 E12 N42 BAS=[YR=2008] S42 E20 N42 W16 FOP=[YR=2008] E12 N10 W12 S10\$ W4\$ W12\$ W24\$ W20 \$ BAS=[YR=1985] W60 S19 E4 S8 E26 S6 FOP=[YR=2003] S10 E20 N10 W20\$ E30 PTR=S25 E20 BAS=[YR=2008] S20 FOP=[YR=2008] N8 W4 S8 E4\$ E18 N20 UST=[YR=2008] S20 E7 FOP=[YR=2008] W25 S14 PTR=S20 FGR=[YR=2010] S44 E20 N14 E12 FSP=[YR=2010] W12 S14 E12 N14\$ N30 UGR=[YR=2010] S21 E24 N21 W24\$ W32\$ N20\$ E25 N14\$ N20 W6 FOP=[YR=2008] E4 N3 W4 S3\$ W1\$ W18\$ W20 N25\$ N13												

