

ANDREWS PH 2 LOT 1 2.85 AC
 FKA BREAKAWAY ACRES LOT 6
 OR 88 P 424 OR 102 P 453

VICK ROBERT D/MELTON JEAN H
 130 SANDERS CEMETERY RD
 SOPCHOPPY, FL 32358

2024

34-5S-03W-150-01263-006

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	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	50		
Interior Wall	06	CUST PANEL	50		
Interior Floor	12	HARDWOOD	70		
Interior Floor	14	CARPET	30		
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	1,797	100	1987	1,797	144,876
DCK	21	10	1987	2	161
DCK	644	10	1987	64	5,160
FGR	1,797	50	2006	898	72,397
FOP	458	30	1987	137	11,045
STR	15	10	1987	2	161
STR	15	10	1987	2	161
STR	27	10	1987	3	242
UOP	458	20	1988	92	7,417
TOTALS	5,232			2,997	241,620

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%	- 2017		Heated Area: 1797					HX	Base Yr 2017	
BLD DATE	09/05/2019		MMAK	LGL DATE								
XF DATE	12/13/2016		MMAK	LAND DATE	09/05/2019		MMAK					
INC DATE				AG DATE								

WAKULLA COUNTY PROPERTY				PAGE 1 of 2	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				241,620		
TOTAL MARKET OB/XF VALUE				17,590		
TOTAL LAND VALUE - MARKET				118,750		
TOTAL MARKET VALUE				377,960		
SOH/AGL Deduction				84,729		
ASSESSED VALUE				293,231		
TOTAL EXEMPTION VALUE				HX HB 50,000		
BASE TAXABLE VALUE				243,231		
TOTAL JUST VALUE				377,960		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				383,055		
14						
5 YR PRCL CH, CHG INT & FLOR, PU XFOB LN 13 &						
SOH PORTED FROM GADSDEN 2017/ MELTON						
DIMENS XFOB LN 1						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1024/0457	1/27/2017	QC	U	I	11	37,500
GRANTOR: ANDREWS NELSON & KATH						
GRANTEE: VICK ROBERT D & MEL						
0975/0686	7/13/2015	WD	Q	I	01	295,000
GRANTOR: ANDREWS NELSON & KATH						
GRANTEE: VICK ROBERT D & MEL						
BUILDING NOTES						
BUILDING DIMENSIONS						
DCK=[YR=1987] W4 S41 W55 N41 FOP=[YR=1987] S10 E14 N4 E23 S4 E18 BAS=[YR=1987] W18 N4 W23 S4 W14 S31 E55 N31\$ N10 W30 STR=[YR=1987] E3 N9 W3 DCK=[YR=1987] E5 N3 STR=[YR=1987] S3 E5 N3 W5\$ W7 S3 STR=[YR=1987] N3 W5 S3 E5\$ E2\$ S9\$ W25\$ W4 S45 E25 S4 E12 N4 E4 S4 E4 N4 E18 PTR=E10 N4 FGR=[YR=2006] E55 N31 W18 N4 W23 S4 W14 UOP=[YR=1988] E14 N4 E23 S4 E18 N10 W55 S10\$ S31\$ S4 W10\$ N45\$.						

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	0350	BOATDOCK A	0	100	16	20	320.00	SF	24.00	24.00	100	2002	2002	3	20	1,536	
2	0140	FIRE PLACE	0	100	0	0	1.00	UT	1,900.00	1,900.00	100	1987	1987	3	44	836	
3	0940	OPEN SHED	0	100	12	10	120.00	SF	4.00	4.00	100	2002	2002	3	20	96	
4	0820	SEAWALL,WO	0	100	0	0	200.00	LF	34.00	34.00	100	2002	2002	3	20	1,360	
5	0500	WORK SHOP	0	100	48	32	1,536.00	SF	15.00	15.00	100	2002	2002	3	20	4,608	
6	0211	CONCRETE W	0	100	214	3	642.00	SF	6.00	6.00	100	2002	2002	3	20	770	
7	0210	CONCRETE D	0	100	13	5	65.00	SF	6.00	6.00	100	2006	2006	3	27	105	
8	0371	FLOATING D	0	100	33	10	330.00	SF	20.00	20.00	100	2008	2008	3	34	2,244	
9	0730	FINISHED O	0	100	8	7	56.00	SF	14.00	14.00	100	2008	2008	3	70	549	
10	0335	ALUMINUM W	0	100	16	3	48.00	SF	17.00	17.00	100	2008	2008	3	34	277	

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	DPHT 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	1.25	95,000.00	118,750.00	118,750								

