

ANDREWS PH 2 LOT 2 3.04 AC  
FKA BREAKAWAY ACRES LOT 8  
OR 88 P 424 & OR 102 P 453

CHASON TERRY/CHASON DIANE M  
P O BOX 13  
SOPCHOPPY, FL 32358

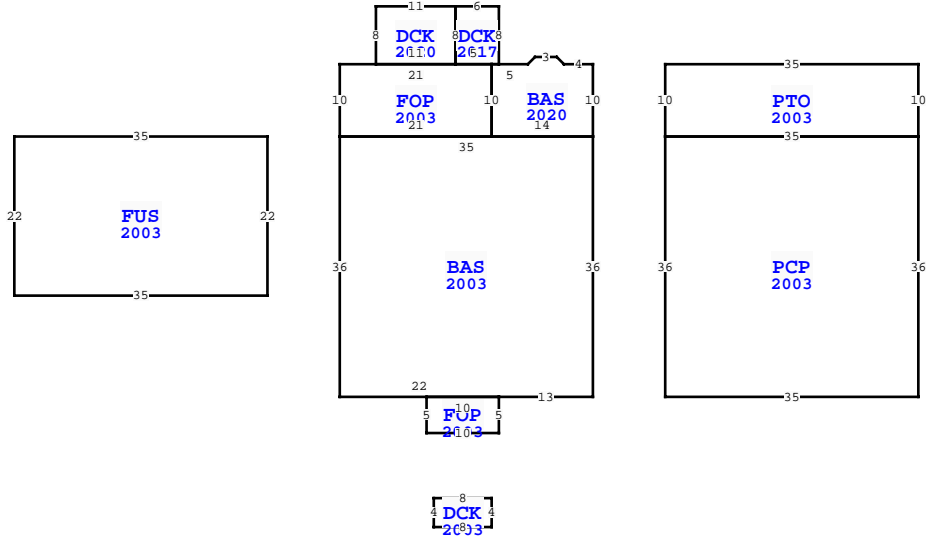
2024

34-5S-03W-150-01263-008



BUILDING CHARACTERISTICS	
ELEMENT	CD
Foundation	05 PILE CONCR 100
Frame	30 WOOD FRAME 100
Exterior Wall	02 VINYL 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	10 LAMINATED 70
Interior Floo	14 CARPET 30
Heating Type	04 AIR DUCTED 100
Air Condition	03 CENTRAL 100
Bedrooms	3 100
Bathrooms	2.5 100
Story Height	0 100
Stories	1.5 100
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	2,415	130.9000	124.36	300,329	2003	2003	0	0	0	20.00	80.00		
1 SINGLE FAM 100% - 2004 Heated Area: 2174 HX Base Yr 2004														



QUALITY	CD	DESCRIPTION			
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	1,260	100	2003	1,260	125,355
BAS	144	100	2020	144	14,326
DCK	32	10	2003	3	298
DCK	16	10	2017	2	199
DCK	48	10	2017	5	498
DCK	88	10	2020	9	895
FOP	50	30	2003	15	1,492
FOP	210	30	2003	63	6,268
FUS	770	100	2003	770	76,606
PCP	1,260	10	2003	126	12,535
TOTALS	4,228			2,415	240,263

\*\* This building has 11 Sub-Areas

BLD DATE	07/20/2020	MMJTT	LGL DATE	
XF DATE	07/20/2020	MMJTT	LAND DATE	07/20/2020
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	0700	PORT BLDG	0	100	12	12	144.00	SF	8.00	8.00	100	2002	2002	3	59	680	
2	0350	BOATDOCK A	0	100	24	10	240.00	SF	24.00	24.00	100	2003	2003	3	21	1,210	
3	0350	BOATDOCK A	0	100	17	10	170.00	SF	24.00	24.00	100	2003	2003	3	21	857	
4	0820	SEAWALL,WO	0	100	0	0	46.00	LF	34.00	34.00	100	2000	2000	3	20	313	
5	0840	SEAWALL RI	0	100	0	0	136.00	LF	38.00	38.00	100	2019	2019	3	85	4,393	
6	0630	METAL UTL	0	100	16	8	128.00	SF	8.00	8.00	100	2017	2017	3	76	778	
7	0009	DUMBWAITER	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2020	2020	3	94	9,400	

TOTAL OB/XF													
17,631													

LAND DESCRIPTION																								
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							

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=2020] W4 L1 U1 W3 L1 D1 W5 S10 E14 BAS=[YR=2003] W35 FOP=[YR=2003] E21 N10 DCK=[YR=2017] E1 N8 W6 S8 DCK=[YR=2020] N8 PTR=N9 W1 DCK=[YR=2017] N4 W4 S4 E4 E1 S9\$ W11 S8 E11 \$ E5\$W21 S10\$ PTR=W10 FUS=[YR=2003] W35 S22 E35 N22\$ E10\$ S36 E22 FOP=[YR=2003] W10 S5 E10 PTR=S9 W1 DCK=[YR=2003] W8 S4 E8 N4\$ E1 N9\$ N5 \$ E13 PTR=E10 PCP=[YR=2003] E35 N36 W35 PTO=[YR=2003] E35 N10 W35 S10\$ S36\$ W10\$ N36\$ N10\$.													

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		246,653	
TOTAL MARKET OB/XF VALUE		17,631	
TOTAL LAND VALUE - MARKET		118,750	
TOTAL MARKET VALUE		383,034	
SOH/AGL Deduction		154,061	
ASSESSED VALUE		228,973	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		178,973	
TOTAL JUST VALUE		383,034	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		386,216	
5 YR PRCL CK, PU XFOB LN 7, CHG TRAV, CHG BAT			
QUAL			
5 YR PRCL CH, PU NEW TRAV & XFOB LN 4, CHG			
5 YR PRCL CH, PU XFOB LN 4-5, PU BLDG CARD 2			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000143	MECH	0	04/09/2020
20000182	ENCLOSURE-CO	0	03/04/2020
19000129	POLE BARN	0	02/05/2019
028157	SFD	0	08/13/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1024/0462	1/27/2017	QC	U	I	11	37,500
GRANTOR: ANDREWS NELSON K & KA						
GRANTEE: CHASON TERRY & DIAN						
0414/0252	7/17/2001	WD	Q	V		90,000
GRANTOR: CHASON TERRY & DIANE						
GRANTEE:						

ANDREWS PH 2 LOT 2 3.04 AC  
 FKA BREAKAWAY ACRES LOT 8  
 OR 88 P 424 & OR 102 P 453

CHASON TERRY/CHASON DIANE M  
 P O BOX 13  
 SOPCHOPPY, FL 32358

2024

34-5S-03W-150-01263-008



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	00	N/A	100
Frame	02	WOOD FRAME	100
Exterior Wall	27	PREFIN MTL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	13	GALVALUM	100
Interior Wall	07	NONE	100
Interior Floo	01	NONE	100
Heating Type	01	NONE	100
Air Condition	01	NONE	100
Story Height		0	100
Stories	1.	1.	100
Units		0	100
Quality	08	FAIR	
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
UGR	864	40	2019
TOTALS	864		346

MARKET ADJUSTMENTS																										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND															
2 SFR UFGR		100%	- 2004	19.44	6,726	2019	2019	0	0	5.00	95.00															
Heated Area: 0 HX Base Yr 2004																										
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <div style="position: absolute; top: 0; right: 0; left: 0; bottom: 0; border: 1px solid black; display: flex; align-items: center; justify-content: center;"> <span style="color: blue; font-weight: bold;">UGR 2019</span> </div> </div>																										
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WAKULLA COUNTY PROPERTY				PAGE 2 of 2	3
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TOTAL EXEMPTION VALUE				50,000	
BASE TAXABLE VALUE				178,973	
TOTAL JUST VALUE				383,034	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				386,216	
COMB .84 AC FROM 01263-007					
CORR QUAL					
5 YR PRCL CH, CORR TRAV (DEL OWH), CHG STYS					
NEW TRAV,DEL XFOB LN 4-7, PU XFOB LN 2-3					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
<b>SALES DATA</b>					
OFF RECORD Number	DATE	TYPE INST	Q / V / I /	RSN CD	SALE PRICE
1024/0462	1/27/2017	QC U	I	11	37,500
GRANTOR: ANDREWS NELSON K & KA					
GRANTEE: CHASON TERRY & DIAN					
0414/0252	7/17/2001	WD Q	V		90,000
GRANTOR: CHASON TERRY & DIANE					
GRANTEE:					
<b>BUILDING NOTES</b>					
<b>BUILDING DIMENSIONS</b>					
UGR=[YR=2019] W36 S24 E36 N24\$.					

EXTRA FEATURES												TOTAL OB/XF											
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							
134 SANDERS CEMETERY RD, SOPCHOPPY												0											

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