

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

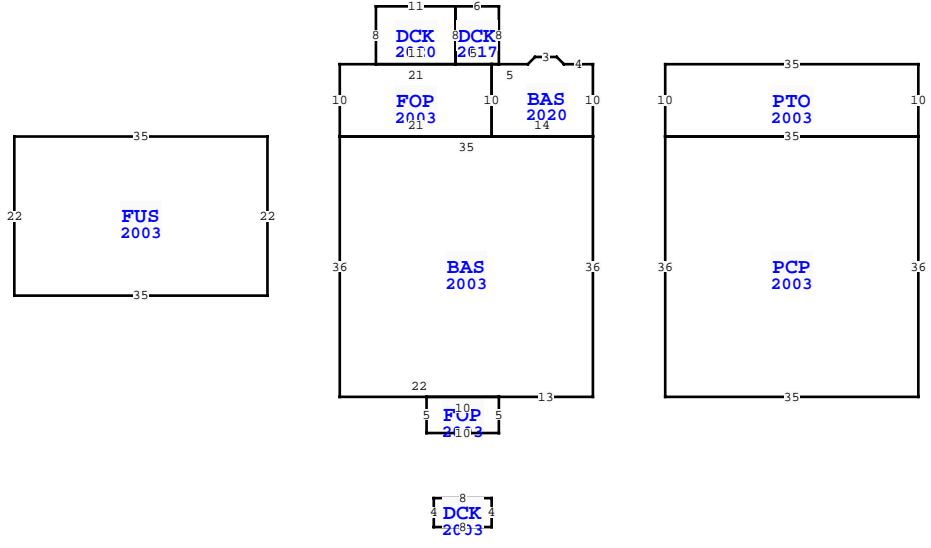
2024

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



ELEMENT	CD	CONSTRUCTION
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	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		
1	SINGLE FAM	100%	- 2004		Heated Area: 2174					HX Base Yr	2004		



** 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	

QUALITY	DOR CODE	MAP NUM	NEIGHBORHOOD/LOC	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
03 AVERAGE	0100 SINGLE FAMILY	5 MKT AREA 02	000 1.00/	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	

134 SANDERS CEMETERY RD, SOPCHOPPY

WAKULLA COUNTY PROPERTY				PAGE 1 of 2	3
VALUATION SUMMARY				STANDARD	
VALUATION BY		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				0	
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:						

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\$.	

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

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	DPH 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							

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 FKA BREAKAWAY ACRES LOT 8
 OR 88 P 424 & OR 102 P 453

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 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
			6,390

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; width: 100%; height: 100%;"></div> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue; font-weight: bold;">UGR 2019</div> </div>												
				BLD DATE	07/20/2020	MMJT	LGL DATE					
				XF DATE	07/20/2020	MMJT	LAND DATE	07/20/2020 MMJT				
				INC DATE								

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ASSESSED VALUE		228,973			
TOTAL EXEMPTION VALUE		50,000		HX HB	
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		
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I /	RSN CD	SALE PRICE
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GRANTEE: CHASON TERRY & DIAN					
0414/0252	7/17/2001	WD Q	V		90,000
GRANTOR: CHASON TERRY & DIANE					
GRANTEE:					
BUILDING NOTES					
BUILDING DIMENSIONS					
UGR=[YR=2019] W36 S24 E36 N24\$.					

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
134 SANDERS CEMETERY RD, SOPCHOPPY											
TOTAL OB/XF 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