

A PARCEL KNOWN AS THE NORTH  
2.16 ACRES OF TRACT 1-A  
P-18-1-M-28 OR 247 P 578

HASTINGS LAWRENCE RHODES II  
2243 CURTIS MILL RD  
SOPCHOPPY, FL 32358

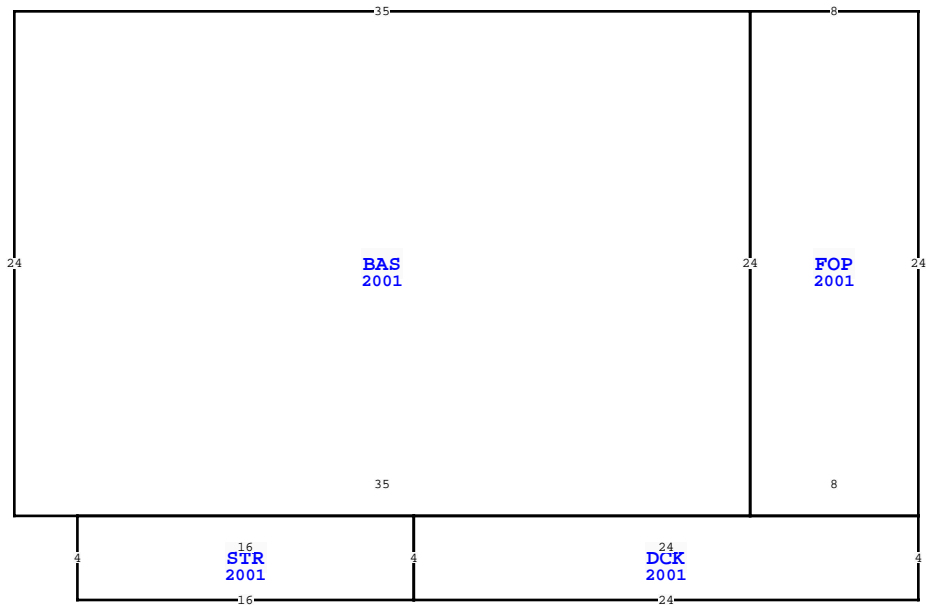
2024

35-5S-03W-000-01292-001



ELEMENT		CD	CONSTRUCTION		
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	70		
Interior Wall	06	CUST PANEL	30		
Interior Floor	10	LAMINATED	80		
Interior Floor	08	SHT VINYL	20		
Heating Type	04	AIR DUCTED	100		
Air Condition	03	CENTRAL	100		
Bedrooms		2	100		
Bathrooms		2	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	2001	840	79,489
DCK	96	10	2001	10	946
FOP	192	30	2001	58	5,489
STR	64	10	2001	6	568
TOTALS	1,192			914	86,491

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%	- 2019		Heated Area: 840					HX Base Yr 2019		



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			86,491
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			16,200
TOTAL MARKET VALUE			102,691
SOH/AGL Deduction			20,969
ASSESSED VALUE			81,722
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			31,722
TOTAL JUST VALUE			102,691
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			103,803
5 YR CHK NO CHANGE			
ADD HX FOR 2019-HASTINGS			
DEL XFOB LN 1-3			
5 YR PRCL CH, CORR INT, FLOOR, BEDS, QUAL,			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
026054	HSE	0	12/29/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1072/0029	4/24/2018	QC	U	I	12	51,300
GRANTOR: DITECH FINANCIAL LLC						
GRANTEE: HASTINGS LAWRENCE R						
1059/0480	1/08/2018	CT	U	I	12	100
GRANTOR: THORNTON SILAS						
GRANTEE: DITECH FINANCIAL LL						

EXTRA FEATURES		2243 CURTIS MILL RD, SOPCHOPPY														
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

BLD DATE		01/13/2017	MMSR	LGL DATE		01/13/2017	MMSR
XF DATE		01/13/2017	MMSR	LAND DATE		01/13/2017	MMSR
INC DATE				AG DATE			
TOTAL OB/XF 0							

BUILDING NOTES									
FOP=[YR=2001] W8 S24 BAS=[YR=2001] N24 W35 S24 E35\$ E8									
DCK=[YR=2001] W24 S4 STR=[YR=2001] N4 W16 S4 E16\$ E24 N4\$ N24\$.									

BUILDING DIMENSIONS									
FOP=[YR=2001] W8 S24 BAS=[YR=2001] N24 W35 S24 E35\$ E8									
DCK=[YR=2001] W24 S4 STR=[YR=2001] N4 W16 S4 E16\$ E24 N4\$ N24\$.									

LAND DESCRIPTION		TOTAL OB/XF 0																						
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	000100	C	SFR	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	7,500							
2	000700	C	MISC RES	100			0.00	0.00	1.16	AC		1.00	1.00	1.00	7,500.00	7,500.00	8,700							