

P-1-8-M-25 A PARCEL LOCATED
IN THE NW 1/4 OF SEC 36 &
BORDERED ON THE E & NE BY OAK

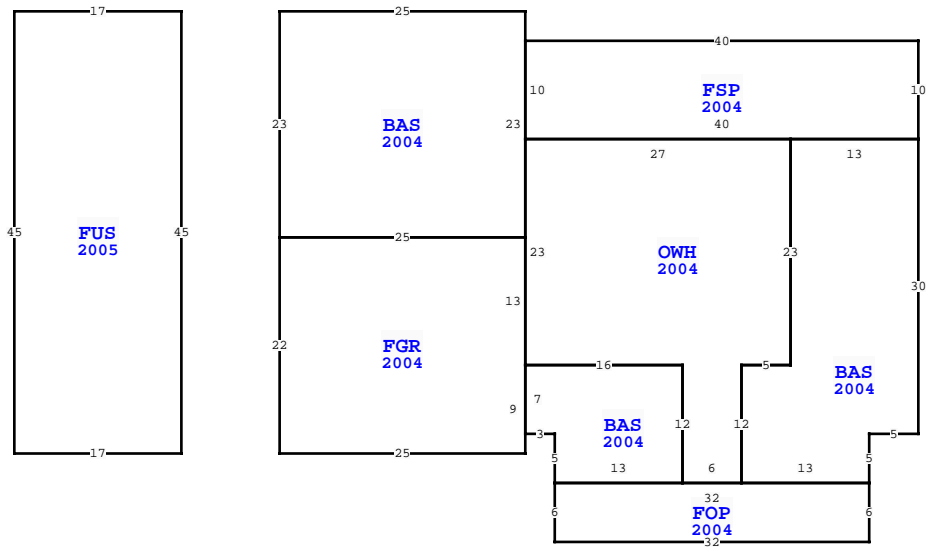
LAWHON RICHARD CAREY/LAWHON BRANDA LYNN
518 OAK PARK RD
SOPCHOPPY, FL 32358

2024

36-4S-03W-000-00582-008


BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Foundation	02	CONCR SLAB 100			
Frame	30	WOOD FRAME 100			
Exterior Wall	02	VINYL 90			
Exterior Wall	20	FACE BRICK 10			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	13	GALVALUM 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	12	HARDWOOD 50			
Interior Floo	14	CARPET 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			
Quality	03	AVERAGE			
DOR CODE	5000	IMPRVD AG RES			
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	177	100	2004	177	14,492
BAS	490	100	2004	490	40,118
BAS	575	100	2004	575	47,078
FGR	550	50	2004	275	22,516
FOP	192	30	2004	58	4,749
FSP	400	55	2004	220	18,013
FUS	765	100	2005	765	62,634
OWH	693	100	2004	693	56,739
TOTALS	3,842			3,253	266,339

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,253	106.4000	101.08	328,813	2004	2004	0	0	19.00	81.00
1 SINGLE FAM 100% - 2005 Heated Area: 2700 HX Base Yr 2005											



WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY				STANDARD	
VALUATION BY				STANDARD	
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE				266,339	
TOTAL MARKET OB/XF VALUE				5,216	
TOTAL LAND VALUE - MARKET				90,000	
TOTAL MARKET VALUE				289,805	
SOH/AGL Deduction				130,320	
ASSESSED VALUE				159,485	
TOTAL EXEMPTION VALUE				50,000	
BASE TAXABLE VALUE				109,485	
TOTAL JUST VALUE				361,555	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				290,009	
2022 AG RENEWAL RECD					
2021 AG RENEWAL RECD					
5 YR PRCL CH, PU XFOB LN 6 & 7					
XFOB LN 6					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
31360	REP MH SFD	0	02/12/2004		
31360	REP MH SFD	0	02/12/2004		
20029	N/A	0	08/29/1995		
019872	N/A	0	07/20/1995		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0398/0089	1/11/2001	WD Q	Q	I		73,000
GRANTOR: SANDERS BRYAN THOMAS						
GRANTEE:						
0247/0372	1/10/1995	WD Q	Q	V		22,000
GRANTOR:						
GRANTEE:						

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	0210	CONCRETE D	0	100	0	0			6.00	100	2004	2004	3	23	221	
2	0055	PORTABLE C	0	100	35	30		3.00	3.00	100	2008	2008	3	34	1,071	
3	0210	CONCRETE D	0	100	35	4		6.00	6.00	100	2009	2009	3	39	328	
4	0630	METAL UTL	0	100	5	5		8.00	8.00	100	2011	2011	3	47	94	
5	0700	PORT BLDG	0	100	8	5		8.00	8.00	100	2011	2011	3	76	243	
6	0060	DECK WOOD	0	100	0	0		5.00	5.00	100	2018	2018	3	95	2,005	
7	0955	PRIVACY FE	0	100	0	0		15.00	15.00	100	2018	2018	3	95	1,254	
TOTALS															5,216	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSVR
1	000110	C	SFR RURAL	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,000							
2	005970	A	TIMBER MIX 1	0			0.00	0.00	10.00	AC		1.00	1.00	1.00	325.00	325.00	3,250							

BUILDING NOTES														
FSP=[YR=2004] W40 S10 E40 BAS=[YR=2004] W13 S23 W5 S12 E13 FOP=[YR=2004] W32 BAS=[YR=2004] E13 N12 W16 OWH=[YR=2004] E16 S12 E6 N12 E5 N23 W27 S23\$ FGR=[YR=2004] N13 W25 BAS=[YR=2004] E25 N23 W25 S23\$ S22 PTR=W10 FUS=[YR=2005] N45 W17 S45 E17\$ E10\$ E25 N9\$ S7 E3 S5\$ S6 E32 N6\$ N5 E5 N30\$ N10\$.														