MYSTERIOUS WATERS
LOT 22
OR 73 P 49 & OR 90 P 988

COETZEE SVEN
551 SEMINOLE LN
SOPCHOPPY, FL 32358

2024

00-00-003-082-06109-000

WAKULLA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT RESIDENTIAL	
MAP NUM	1	MKT AREA	12
NEIGHBORHOOD/LOC	82.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

66 OSPREY CIR, CRAWFORDVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/28/2017 RTSR
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	38,000
TOTAL MARKET VALUE	38,000
SOH/AGL Deduction	13,800
ASSESSED VALUE	24,200
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	24,200
TOTAL JUST VALUE	38,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	35,000

FR 5YR CK, DEMO XFOB, CHG LAND USE & PUSE TO VACAN
JS 5 YR CK, DEMO XFOB.
5 YR PRCL CH, N/C
TRIM RET.CORR.ADD."CITY&ZIP" REMAIL TRIM

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1131/0828	11/21/2019	QC	U	V	30	100
GRANTOR: COETZEE SVEN & LAURA						
GRANTEE: COETZEE SVEN						
0859/0719	8/18/2011	WD	Q	V	01	20,000
GRANTOR: HEWETT L BRADLEY						
GRANTEE: COETZEE SVEN & LAUR						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000000	C	VAC RES	0			200.00	247.00	1.00	LT		1.00	1.00	1.00	38,000.00	38,000.00	38,000							

REVIEW DATE 10/23/2023 BY FRLW Total Acres: 1.13 Total Land Value: 38,000 Market: 0 Agricultural: 0 Common: 38,000 PRINTED 04/22/2026 BY SYS