P-2-13-M-40A
19.21 AC M/L IN THE W 1/2 OF
THE NW 1/4 & THE W 1/2 OF

SANDERS ANN
141 SANDERS HILL RD
SOPCHOPPY, FL 32358

2024

03-5S-02W-000-02473-013

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
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
TOTALS					

MARKET ADJUSTMENTS

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

SANDERS HILL RD, SOPCHOPPY

BLD DATE	03/11/2016	MMSR	LGL DATE	
XF DATE	03/11/2016	MMSR	LAND DATE	03/11/2016 MMSR
INC DATE			AG DATE	

WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	4,182
TOTAL LAND VALUE - MARKET	96,050
TOTAL MARKET VALUE	8,600
SOH/AGL Deduction	0
ASSESSED VALUE	8,600
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	8,600
TOTAL JUST VALUE	100,232
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	4,355

CORRECT LAND LINE DESCRIPTION
2024 AG REMOVAL CARD RECVD SENT FOLLOW UP LETTER O
5YR PRCL CK NC
2021 AG RENEWAL REC'D

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2011452	MECH	0	07/05/2011
2011427	MH SET UP-CO	0	06/24/2011
20061752	A/C	0	11/06/2006
20061690	DWMH - CO	0	10/19/2006
20051208	A/C	0	08/09/2005
20051095	SWMH	0	07/27/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0372/0349	1/25/2000	WD	U	V		100
GRANTOR: SANDERS DONNIE DEWAYN						
GRANTEE:						
0368/0756	12/06/1999	WD	Q	V		40,000
GRANTOR: SANDERS DONNIE DEWAYN						
GRANTEE:						

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
1	0630	METAL UTL	0	0	24	11	264.00	SF	8.00	8.00	100	2006	2006	3	27	570	
2	0040	CARPORT FI	0	0	24	19	456.00	SF	12.00	12.00	100	2006	2006	3	66	3,612	

LAND DESCRIPTION

TOTAL OB/XF 4,182

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	005980	A	TIMBER MIX N	0			0.00	0.00	19.21	AC		1.00	1.00	1.00	230.00	230.00	4,418							

REVIEW DATE 07/25/2023 BY JS Total Acres: 19.21 Total Land Value: 4,418 Market: 96,050 Agricultural: 4,418 Common: 0 PRINTED 08/20/2025 BY SYS