3-5S-2W P-27-M-40A
IN NE 1/4 OF SE 1/4 OF SEC 3
OR 32 P 592 OR 45 P 361, 362

NICHOLS BOB/NICHOLS IRENE ESTATE OF
823 OTTER CREEK RD
SOPCHOPPY, FL 32358

2024

03-5S-02W-000-02500-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5900	TIMBERLAND MIXED	
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

OTTER CREEK RD, SOPCHOPPY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2018 MMJT
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	0
TOTAL LAND VALUE - MARKET	40,488
TOTAL MARKET VALUE	3,088
SOH/AGL Deduction	0
ASSESSED VALUE	3,088
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,088
TOTAL JUST VALUE	40,488
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	488

5 YR PRCL CH, VCNT PRCL

2021 AG RENEW W/O RETURN CARD

5 YR PRCL CK, N/C

IRENE NICHOLS DOD 5-20-2015 OR 989 P 690

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1315/0890	6/09/2023	SA	U	V	11	100
GRANTOR: ESTATE OF IRENE NICHO						
GRANTEE: NICHOLS BOB						
0418/0011	8/27/2001	WD	Q	V		70,000
GRANTOR: NICHOLS IRENE & BOB						
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

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	005970	A	TIMBER MIX 1	0			0.00	0.00	8.00	AC		1.00	1.00	1.00	325.00	325.00	2,600							
2	009630	C	WETLAND	0			0.00	0.00	4.88	AC		1.00	1.00	1.00	100.00	100.00	488							

REVIEW DATE 01/08/2022 BY ITLA Total Acres: 12.88 Total Land Value: 3,088 Market: 40,000 Agricultural: 2,600 Common: 488 PRINTED 05/20/2026 BY SYS