4-5S-2W P-20-M-40B
N 1/2 OF S 1/2 OF SE 1/4
DB 32 P 296 & DB 26 P 380

BUCKHORN FIRST LLC
35 PINK GREEN RD
SOPCHOPPY, FL 32358

2024

04-5S-02W-000-02554-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT RESIDENTIAL	
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

SOPCHOPPY HWY, SOPCHOPPY

BLD DATE	10/02/2007 MMFS	LGL DATE	08/16/2018 MMSR
XF DATE		LAND DATE	
INC DATE		AG DATE	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	7,500
TOTAL MARKET VALUE	7,500
SOH/AGL Deduction	4,200
ASSESSED VALUE	3,300
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,300
TOTAL JUST VALUE	7,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,000

5 YR CK, VCNT PRCL.

5 YR PRCL CH, N/C

VIA OFC

ADD CHG PER FAYE AND EDDIE FRANKLIN

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2008374	ELECT.TO LIFT STA	0	04/25/2008
2008164	FIRE ALARM	0	02/26/2008
20071629	PLUMBING	0	11/06/2007
20071539	ELEC	0	10/29/2007
20071525	DAYCARE FACILITY-	0	10/25/2007
20061832	DEMO MULTIPUL BLD	0	11/17/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1205/0480	4/27/2021	QC	U	I	30	100
GRANTOR: FRANKLIN FREDDIE L, E						
GRANTEE: FRANKLIN EDDIE L &						
0631/0375	12/13/2005	WD	Q	I	01	100
GRANTOR: FRANKLIN FREDDIE & HE						
GRANTEE: BUCKHORN FIRST, LLC						

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	7,500.00	7,500.00	7,500							

REVIEW DATE 01/08/2022 BY ITLA Total Acres: 0.80 Total Land Value: 7,500 Market: 0 Agricultural: 0 Common: 7,500 PRINTED 05/13/2026 BY SYS