4-5S-2W P-58-M-40B
IN NE 1/4 OF NE 1/4 OF SW 1/4
OR 14 P 119 OR 147 P 347

PORTER EDWIN J II
58 DINOSAUR LANE
SOPCHOPPY, FL 32358

2024

04-5S-02W-000-02591-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Foundation	01	WOOD FRAME 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	GALVALUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Heating Type	02	CONVECTION 100
Air Condition	02	WINDOW 100
Bedrooms		3 100
Bathrooms		1 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
Quality	02	BELOW AVERAGE
DOR CODE	0100	SINGLE FAMILY

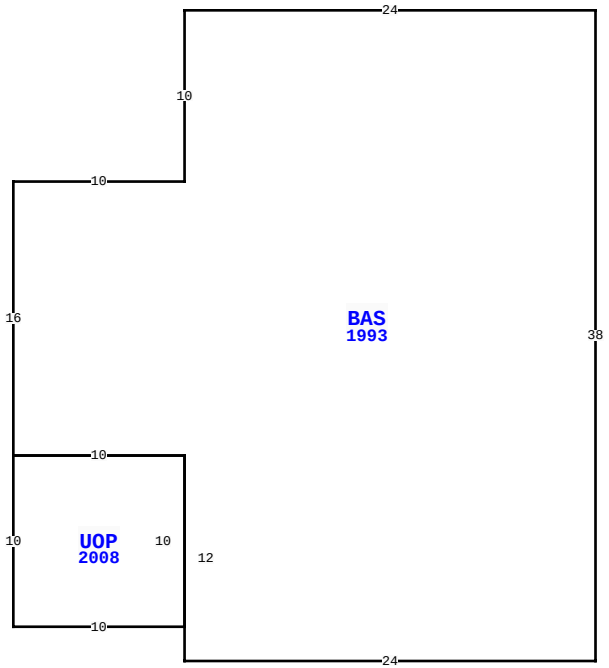
MAP NUM: 5 MKT AREA: 02
NEIGHBORHOOD/LOC: 000 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,072	100	1993	1,072	33,240
UOP	100	20	2008	20	620
TOTALS	1,172			1,092	33,861

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,092	81.6000	77.52	84,652	1955	1955	0	0	0	60.00	40.00

1 SINGLE FAM 100% - 2015 Heated Area: 1072 HX Base Yr 2015



58 DINOSAUR LN, SOPCHOPPY

BLD DATE	08/29/2018	MMJT	LGL DATE		
XF DATE	08/29/2018	MMJT	LAND DATE	08/29/2018	MMJT
INC DATE			AG DATE		

WAKULLA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		71,441
TOTAL MARKET OB/XF VALUE		1,665
TOTAL LAND VALUE - MARKET		30,300
TOTAL MARKET VALUE		103,406
SOH/AGL Deduction		50,649
ASSESSED VALUE		52,757
TOTAL EXEMPTION VALUE	HX HB	27,757
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		103,406
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		121,769

MM 5YR CK NC 9/22/2023
MM LEFT DOOR HANGER
CORR LAND TO 1 AC SFD & 6.3 AC VACANT PER BH
TO OUR OFFICE 5-21-2019 570-1422

PERMIT NUM	DESCRIPTION	AMT	ISSUED
030973	A/C	0	11/06/2003
30544	SWMH	0	07/22/2003
024252	WEATHERZ	0	11/03/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0901/0445	2/05/2013	WD	U	I	11	100

GRANTOR: PORTER EDWIN J & MART
GRANTEE: PORTER EDWIN J II

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S10 W10 S16 E10 UOP=[YR=2008] W10 S10 E10 N10$ S12 E24 N38$.

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	0940	OPEN SHED	0	100	0	0	160.00	SF	4.00	4.00	100	1980	1980	3	20	128	
2	0940	OPEN SHED	0	100	58	26	1,508.00	SF	4.00	4.00	100	2004	2004	3	23	1,387	
3	0770	PUMP HOUSE	0	100	10	6	60.00	SF	5.00	5.00	100	2008	2008	3	50	150	

LAND DESCRIPTION

TOTAL OB/XF 1,665

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	000100	C	SFR	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	7,500							
2	000000	C	VAC RES	100			0.00	0.00	3.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	22,500							
3	009630	C	WETLAND	100					3.00	AC		1.00	1.00	1.00	100.00	100.00	300							

REVIEW DATE 09/22/2023 BY MMLW Total Acres: 7.00 Total Land Value: 30,300 Market: 0 Agricultural: 0 Common: 30,300 PRINTED 05/13/2026 BY SYS

4-5S-2W P-58-M-40B
IN NE 1/4 OF NE 1/4 OF SW 1/4
OR 14 P 119 OR 147 P 347

PORTER EDWIN J II
58 DINOSAUR LANE
SOPCHOPPY, FL 32358

2024

04-5S-02W-000-02591-000

BUILDING CHARACTERISTICS

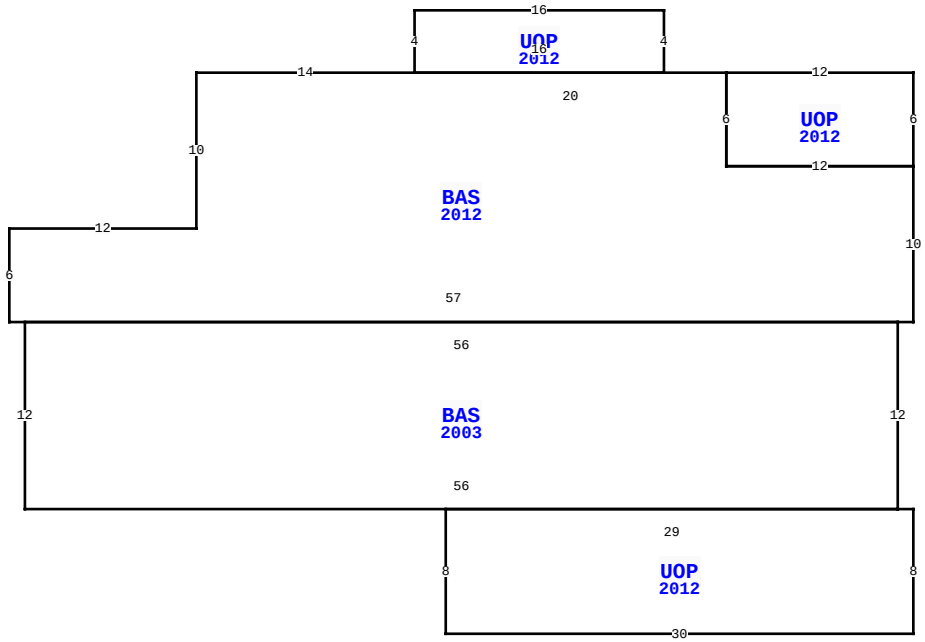
ELEMENT	CD	CONSTRUCTION
Foundation	01	WOOD FRAME 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 70
Exterior Wall	03	BELOW AVG. 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	11	CLAY TILE 100
Heating Type	02	CONVECTION 100
Air Condition	02	WINDOW 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Class	00	N/A 100
Units		0 100
Quality	02	BELOW AVERAGE
DOR CODE	0100	SINGLE FAMILY
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	672	100	2003	672	16,814
BAS	736	100	2012	736	18,415
UOP	64	25	2012	16	400
UOP	72	25	2012	18	450
UOP	240	25	2012	60	1,501
TOTALS	1,784			1,502	37,580

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,502	89.3600	62.55	93,950	1980	1986	0	0	0	60.00	40.00

2 MOBILE HOM 100% - 2015 Heated Area: 1408 HX Base Yr 2015



58 DINOSAUR LN, SOPCHOPPY

BLD DATE	08/29/2018	MMJT	LGL DATE		
XF DATE	08/29/2018	MMJT	LAND DATE	08/29/2018	MMJT
INC DATE			AG DATE		

WAKULLA COUNTY PROPERTY

PAGE 2 of 2 3

VALUATION SUMMARY

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TOTAL JUST VALUE		103,406
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		121,769

COMBINE 02590-003 PER EDWIN PORTER CAME IN
5 YR PRCL CK, PU XFOB LN 3. CHG RCVR BLDG 1.
ADD HX FOR 2015
D.C. OR 957 P 536 EDWIN JACKSON PORTER

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0901/0445	2/05/2013	WD	U	I	11	100

GRANTOR: PORTER EDWIN J & MART
GRANTEE: PORTER EDWIN J II

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2012] W12 S6 E12 BAS=[YR=2012] W12 N6 W20
UOP=[YR=2012] E16 N4 W16 S4$ W14 S10 W12 S6 E57 BAS=[YR=2003] W56 S12 E56 UOP=[YR=2012] W29 S8 E30 N8 W1$ N12$ E1 N10$ N6$.

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

REVIEW DATE 09/22/2023 BY MMLW Total Acres: 7.00 Total Land Value: 30,300 Market: 0 Agricultural: 0 Common: 30,300 PRINTED 05/13/2026 BY SYS