BUCKHORN VILLAGE
BLOCK A LOT 13 OR 930 P 617
OR 973 P 433 OR 1111 P 364

GUNTER CASSANDRA
44 JOHN MILLS CIR
SOPCHOPPY, FL 32358

2024

04-5S-02W-359-02554-A13

BUILDING CHARACTERISTICS

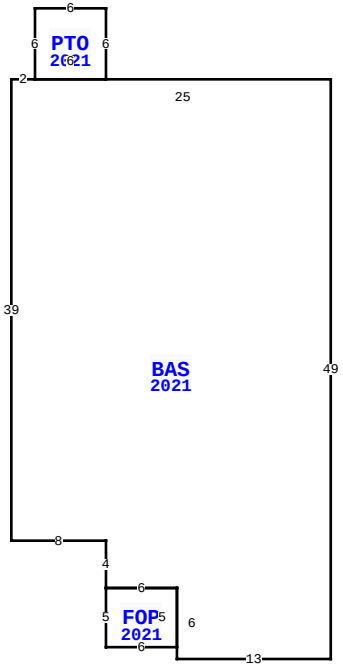
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	VYL PLANK 60
Interior Floo	14	CARPET 40
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
Quality	08	FAIR
DOR CODE	0100	SINGLE FAMILY
MAP NUM	5	MKT AREA 02
NEIGHBORHOOD/LOC	359.00	1.15/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,207	100	2021	1,207	127,004
FOP	30	30	2021	9	947
PTO	36	5	2021	2	211
TOTALS	1,273			1,218	128,161

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,218	98.2800	107.37	130,777	2021	2021	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2022 Heated Area: 1207 HX Base Yr 2022



44 JOHN MILLS CIR, SOPCHOPPY

BLD DATE	09/22/2021 MMLB	LGL DATE	
XF DATE	09/22/2021 MMLB	LAND DATE	09/22/2021 MMLB
INC DATE		AG DATE	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	128,161
TOTAL MARKET OB/XF VALUE	3,571
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	166,732
SOH/AGL Deduction	40,970
ASSESSED VALUE	125,762
TOTAL EXEMPTION VALUE	HX HB 13 125,762
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	166,732
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	131,936

PU NEW SFD; XFOB'S CO 9-10/2021 MMLB

COA PER FORM 3547

5 YR PRCL CH, N/C

5 YR PRCL CK N/C

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000035	SFD-CO	0	04/20/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1229/0124	9/20/2021	WD	P	I	98	149,900
GRANTOR: PAFFORD PROPERTIES &						
GRANTEE: GUNTER CASSANDRA R						
1180/0392	11/18/2020	QC	U	V	11	100
GRANTOR: FUSCO JESSICA						
GRANTEE: PAFFORD PROPERTIES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W25 PTO=[YR=2021] E6 N6 W6 S6$ W2 S39 E8 S4 E6
FOP=[YR=2021] W6 S5 E6 N5$ S6 E13 N49$.

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	0210	CONCRETE D	0	100	30	20	600.00	SF	6.00	6.00	100	2021	2021	3	93	3,348	
2	0211	CONCRETE W	0	100	8	5	40.00	SF	6.00	6.00	100	2021	2021	3	93	223	

LAND DESCRIPTION

TOTAL OB/XF 3,571

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	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 09/22/2021 BY MMLB Total Acres: 0.14 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 05/20/2026 BY SYS