BUCKHORN VILLAGE
BLOCK A LOTS 24 & 25
OR 930 P 617 OR 973 P 433

BLACK CANDESE/BLACK RONALD ETAL
84 JOHN MILLS CIR
SOPCHOPPY, FL 32358

2024

04-5S-02W-359-02554-A24

BUILDING CHARACTERISTICS

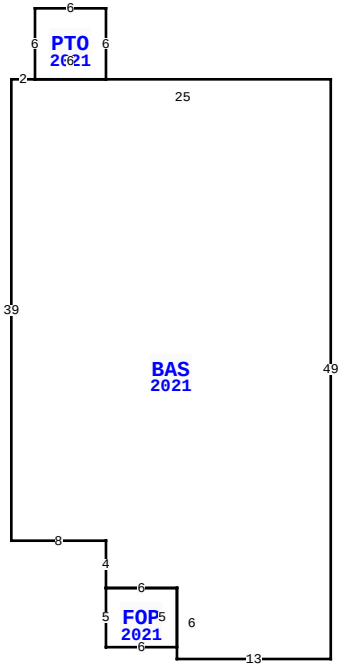
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	VYL PLANK 70
Interior Floo	14	CARPET 30
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 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	126,661
FOP	30	30	2021	9	945
PTO	36	5	2021	2	210
TOTALS	1,273			1,218	127,815

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	98.0100	107.08	130,423	2021	2021	0	0	0	2.00	98.00

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



84 JOHN MILLS CIR, SOPCHOPPY

BLD DATE	07/19/2021 MMLB	LGL DATE	
XF DATE	07/19/2021 MMLB	LAND DATE	07/19/2021 MMLB
INC DATE		AG DATE	

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	18	4	72.00	SF	6.00	6.00	100	2021	2021	3	93	402	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		127,815
TOTAL MARKET OB/XF VALUE		3,750
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		201,565
SOH/AGL Deduction		65,301
ASSESSED VALUE		136,264
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		86,264
TOTAL JUST VALUE		201,565
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		141,798

H5 DUE TO COA PER NCOA REPORT

2022 HX APP

PU NEW SFD; XFOB'S CO 6-29-2021 MMLB

OWNERS NAME PER PHONE CALL JESSICA KELLEY

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000023	SFD-CO	0	03/08/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1377/0342	7/25/2024	WD	U	I	11	100
GRANTOR: GARCIA JOSE REYES JR						
GRANTEE: BLACK CANDESE						
1370/0481	7/25/2024	WD	Q	I	01	255,000
GRANTOR: GARCIA JOSE REYES JR						
GRANTEE: BLACK CANDESE						

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$.

LAND DESCRIPTION

TOTAL OB/XF 3,750

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			60.00	100.00	2.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	70,000							

REVIEW DATE 07/19/2021 BY MMLB Total Acres: 0.14 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 05/13/2026 BY SYS