BUCKHORN VILLAGE
BLOCK A LOT 32 OR 930 P 617
OR 973 P 433 OR 1256 P 677

MCWHORTER MARIO
112 JOHN MILLS CIR
SOPCHOPPY, FL 32358-0287

2024

04-5S-02W-359-02554-A32

BUILDING CHARACTERISTICS

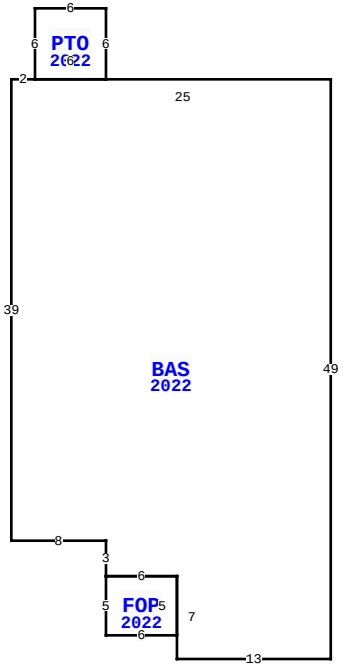
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	VYL PLANK 70
Interior Floo	14	CARPET 30
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
Quality	03	AVERAGE
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	1,201	100	2022	1,201	144,058
FOP	30	30	2022	9	1,079
PTO	36	5	2022	2	240
TOTALS	1,267			1,212	145,378

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,212	110.9000	121.16	146,846	2022	2022	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2023 Heated Area: 1201 HX Base Yr 2023



112 JOHN MILLS CIR, SOPCHOPPY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2015 JB
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	27	20	540.00	SF	6.00	6.00	100	2022	2022	3	97	3,143	
2	0211	CONCRETE W	0	100	6	4	24.00	SF	6.00	6.00	100	2022	2022	3	97	140	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		145,378
TOTAL MARKET OB/XF VALUE		3,283
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		183,661
SOH/AGL Deduction		33,159
ASSESSED VALUE		150,502
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		100,502
TOTAL JUST VALUE		183,661
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		146,118

2024 TRIM RTS - UTF; ENVELOPE MARKED "DECEASED"
MM PU NEW SFD, XFOBS, C/O 2/08/2022
COA PER NCOA REPORT
5 YR PRCL CH, N/C

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000073	SFD-CO	0	08/13/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1256/0677	3/17/2022	WD	Q	I	01	176,300
GRANTOR: PAFFORD PROPERTIES &						
GRANTEE: MCWHORTER MARIO						
0973/0433	6/17/2015	WD	U	V	12	160,100
GRANTOR: ACORN 6B MILLS CIRCLE						
GRANTEE: PAFFORD PROPERTIES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W25 PTO=[YR=2022] E6 N6 W6 S6$ W2 S39 E8 S3 E6 FOP=[YR=2022] W6 S5 E6 N5$ S7 E13 N49$.

LAND DESCRIPTION

TOTAL OB/XF 3,283

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 02/22/2022 BY MMJS Total Acres: 0.15 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 05/13/2026 BY SYS