BUCKHORN VILLAGE
BLOCK A LOT 37 OR 930 P 617
OR 973 P 433 OR 1167 P 210

KENYON JUSTON RILEY
138 JOHN MILLS CIRCLE
SOPCHOPPY, FL 32358

2024

04-5S-02W-359-02554-A37

BUILDING CHARACTERISTICS

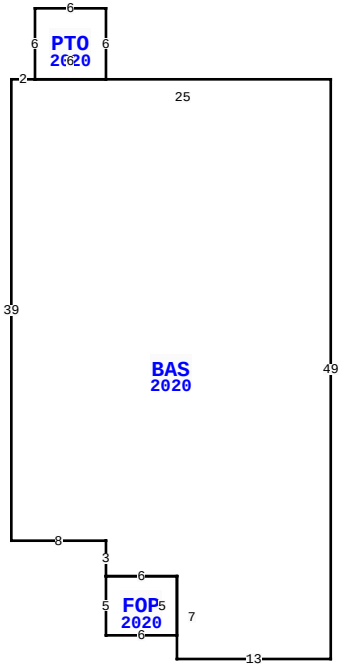
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	VYL PLANK 70
Interior Floo	14	CARPET 30
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 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	1,201	100	2020	1,201	127,028
FOP	30	30	2020	9	952
PTO	36	5	2020	2	211
TOTALS	1,267			1,212	128,191

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	99.8100	109.04	132,156	2020	2020	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2021 Heated Area: 1201 HX Base Yr 2021



138 JOHN MILLS CIR, SOPCHOPPY

BLD DATE	07/23/2021 MMJS	LGL DATE	07/23/2021 MMJS
XF DATE	07/23/2021 MMJS	LAND DATE	
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	31	20	620.00	SF	6.00	6.00	100	2020	2020	3	89	3,311	
2	0211	CONCRETE W	0	100	5	4	20.00	SF	6.00	6.00	100	2020	2020	3	89	107	
3	0955	PRIVACY FE	0	100	0	0	128.00	LF	15.00	15.00	100	2021	2021	3	98	1,882	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		128,191
TOTAL MARKET OB/XF VALUE		5,300
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		168,491
SOH/AGL Deduction		42,390
ASSESSED VALUE		126,101
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		76,101
TOTAL JUST VALUE		168,491
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		133,727

TO FAIR, PU XFOB 0955
DISCOVERY ITEM, CORR EXW TO VINYL & QUALITY
ADD HX FOR 2021-KENYON
5 YR PRCL CK, PU NEW SFD & XFOB LN 1,2

PERMIT NUM	DESCRIPTION	AMT	ISSUED
OBN24-00005	SOLAR PANEL SYSTE		05/17/2024
20000063	SFD-CO	0	05/26/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1167/0210	8/27/2020	WD	Q	I	05	155,000
GRANTOR: PAFFORD PROPERTIES &						
GRANTEE: KENYON JUSTON RILEY						
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=2020] W25 PTO=[YR=2020] E6 N6 W6 S6$ W2 S39 E8 S3 E6
FOP=[YR=2020] W6 S5 E6 N5$ S7 E13 N49$.

LAND DESCRIPTION

TOTAL OB/XF 5,300

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 07/23/2021 BY MMJS Total Acres: 0.15 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 05/13/2026 BY SYS