BUCKHORN VILLAGE
BLOCK D LOT 4 OR 930 P 617
OR 973 P 433 OR 1238 P 97

NICHOLS DALTON S/NICHOLS KAYLEIGH B
89 JOHN MILLS CIR
SOPCHOPPY, FL 32358

2024

04-5S-02W-359-02554-D04

WAKULLA COUNTY PROPERTY

BUILDING CHARACTERISTICS

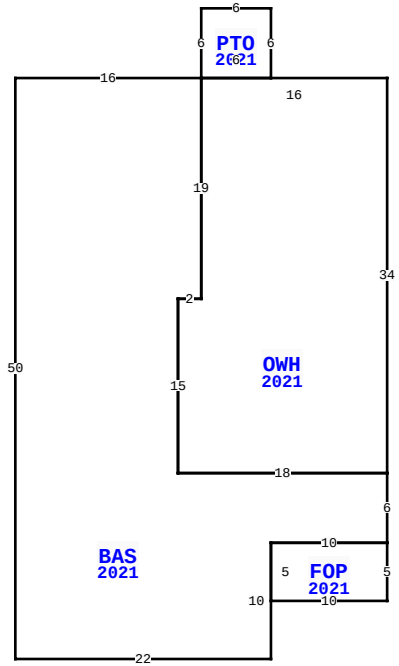
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	VYL PLANK 70
Interior Floo	14	CARPET 30
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		4 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
Kitchen	GD	GOOD 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	926	100	2021	926	116,602
FOP	50	30	2021	15	1,888
OWH	574	100	2021	574	72,278
PTO	36	5	2021	2	252
TOTALS	1,586			1,517	191,021

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,517	117.6120	128.49	194,919	2021	2021	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2022 Heated Area: 1500 HX Base Yr 2022



89 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	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		191,021
TOTAL MARKET OB/XF VALUE		4,040
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		230,061
SOH/AGL Deduction		69,174
ASSESSED VALUE		160,887
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		110,887
TOTAL JUST VALUE		230,061
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		190,405

2022 PORT FROM 00-00-035-008-06949-000

2022 HX PORT

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

COA PER NCOA REPORT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000040	SFD-CO	0	04/23/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1238/0097	11/10/2021	WD	Q	I	01	199,900
GRANTOR: PAFFORD PROPERTIES &						
GRANTEE: NICHOLS DALTON S &						
0973/0433	6/17/2015	WD	U	V	12	160,100
GRANTOR: ACORN 6B MILLS CIRCLE						
GRANTEE: PAFFORD PROPERTIES						

BUILDING NOTES

BUILDING DIMENSIONS

OWH=[YR=2021] W16 S19 W2 S15 E18 BAS=[YR=2021] W18 N15 E2 N19 PTO=[YR=2021] E6 N6 W6 S6$ W16 S50 E22 N10 E10 FOP=[YR=2021] W10 S5 E10 N5$ N6$ N34$.

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	34	20	680.00	SF	6.00	6.00	100	2021	2021	3	93	3,794	
2	0211	CONCRETE W	0	100	11	4	44.00	SF	6.00	6.00	100	2021	2021	3	93	246	

LAND DESCRIPTION

TOTAL OB/XF 4,040

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 05/13/2026 BY SYS