5-4S-4W P-3-2-M-10
PARCEL OF LAND CONT 2.67 AC
M/L IN THE EAST 1/2 OF SEC 5

LANDRUM DENNIS
3531 SMITH CREEK RD
SOPCHOPPY, FL 32358-6203

2024

05-4S-04W-000-00226-002

BUILDING CHARACTERISTICS

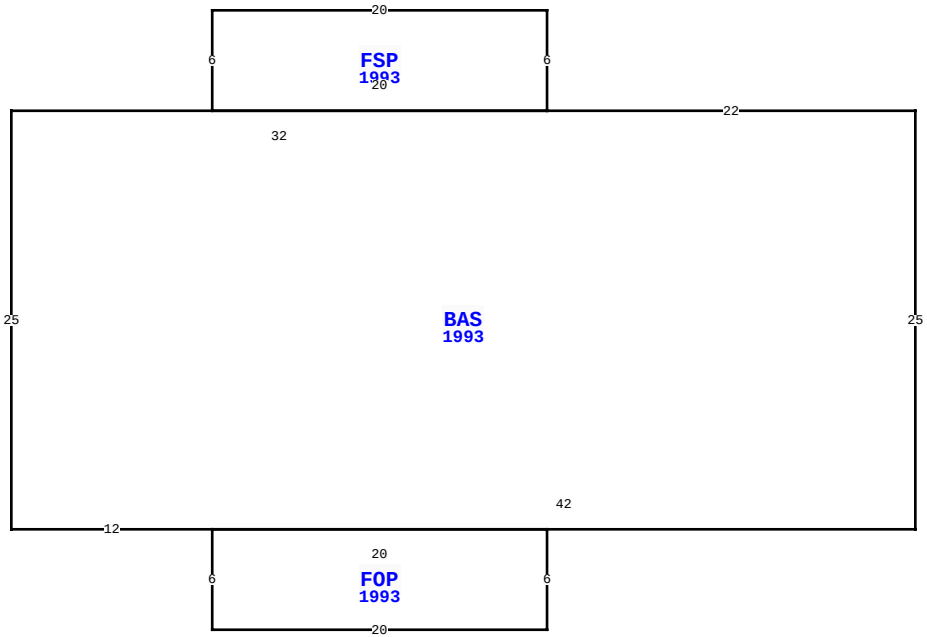
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		1 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
Quality	03	AVERAGE
DOR CODE	0100	SINGLE FAMILY
MAP NUM	5	MKT AREA 13
NEIGHBORHOOD/LOC	000	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,350	100	1993	1,350	90,332
FOP	120	30	1993	36	2,409
FSP	120	55	1993	66	4,416
TOTALS	1,590			1,452	97,157

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,452	111.8000	106.21	154,217	1986	1986	0	0	0	37.00	63.00

1 SINGLE FAM 100% - 0 Heated Area: 1350 HX Base Yr



3531 SMITH CREEK RD, SOPCHOPPY

BLD DATE	04/26/2019	MMKT	LGL DATE		
XF DATE	04/26/2019	MMAK	LAND DATE	04/26/2019	MMAK
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	0	0	864.00	SF	6.00	6.00	100	1986	1986	3	20	1,037	
2	0520	WORK SHOP	0	100	20	20	400.00	SF	12.00	12.00	100	1996	1996	3	20	960	
3	0050	CARPORT UN	0	100	20	16	320.00	SF	9.00	9.00	100	1996	1996	3	53	1,526	
4	0055	PORTABLE C	0	100	36	24	864.00	SF	3.00	3.00	100	2006	2006	3	27	700	
5	0700	PORT BLDG	0	100	10	10	100.00	SF	8.00	8.00	100	1993	1993	3	50	400	
6	0700	PORT BLDG	0	100	12	10	120.00	SF	8.00	8.00	100	2007	2007	3	68	653	
7	0210	CONCRETE D	0	100	36	24	864.00	SF	6.00	6.00	100	2006	2006	3	27	1,400	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		97,157
TOTAL MARKET OB/XF VALUE		6,676
TOTAL LAND VALUE - MARKET		20,025
TOTAL MARKET VALUE		123,858
SOH/AGL Deduction		35,729
ASSESSED VALUE		88,129
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		38,129
TOTAL JUST VALUE		123,858
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		125,094

5 YR PRCL CH, CORR XFOB LN 4 TO 0055, P/U LN7
5 YR PRCL CH, CORR FLOOR, CHG CODE XFOB LN 4
DEL XFOB LN 7
5 YR PRCL CH, PU FNDN & FRME, PU XFOB LN 4-6

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17000433	REROOF-CO	0	03/29/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0092/0652	12/01/1982	QC	U	V		100

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 FSP=[YR=1993] N6 W20 S6 E20 $ W32 S25 E12
FOP=[YR=1993] S6 E20 N6 W20$ E42 N25 $.

LAND DESCRIPTION

TOTAL OB/XF 6,676

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	2.67	AC		1.00	1.00	1.00	7,500.00	7,500.00	20,025							

REVIEW DATE 04/26/2019 BY MMAK Total Acres: 2.67 Total Land Value: 20,025 Market: 0 Agricultural: 0 Common: 20,025 PRINTED 04/29/2026 BY SYS