5-4S-4W P-6-M-10
A PARCEL COMMENCING AT SE
COR OF SEC 5-4S-4W

**LANDRUM GLENNA & CHARLES S LIFE ESTATE**
2925 SMITH CREEK ROAD
SOPCHOPPY, FL 32358

**2024**

**05-4S-04W-000-00229-000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
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| | | | |
|---|---|---|---|
| DOR CODE | 5500 | TIMBERLAND 80-89 | |
| 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 |
|---|---|---|---|---|---|
| | | | | | |
| TOTALS | | | | | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

3503 SMITH CREEK RD, SOPCHOPPY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | 09/09/2021 MMMK | LAND DATE | 09/09/2021 MMMK |
| 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 | 0700 | PORT BLDG | 0 | 0 | 14 | 10 | 140.00 | SF | 8.00 | 8.00 | 100 | 1987 | 1987 | 3 | 44 | 493 | |
| 2 | 0940 | OPEN SHED | 0 | 0 | 20 | 22 | 440.00 | SF | 4.00 | 4.00 | 100 | 2015 | 2015 | 3 | 67 | 1,179 | |
| | | | | | | | | | | | | | | | | | |
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## WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 1,672 |
| TOTAL LAND VALUE - MARKET | 235,270 |
| TOTAL MARKET VALUE | 15,638 |
| SOH/AGL Deduction | 32 |
| ASSESSED VALUE | 15,606 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 15,606 |
| TOTAL JUST VALUE | 236,942 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 1,491 |

CORRECT LAND LINE
2022 AG RENEWAL RECD
5 YR PRCL CHK, PU XFOB, LN 2

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |
| | | | |
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| | | | |
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| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1305/0861 | 3/23/2023 | LD | U | V | 30 | 100 |
| GRANTOR: LANDRUM CHARLES SAMUE | | | | | | |
| GRANTEE: LANDRUM DENNIS R & | | | | | | |
| 0534/0355 | 4/26/2004 | WD | U | V | | 100 |
| GRANTOR: MARTIN | | | | | | |
| GRANTEE: LANDRUM | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

## LAND DESCRIPTION

TOTAL OB/XF 1,672

| 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 | 005500 | A | TIMBER 2 PLA | 0 | | | 0.00 | 0.00 | 49.82 | AC | | 1.00 | 1.00 | 1.00 | 200.00 | 200.00 | 9,964 | | | | | | | |
| 2 | 005980 | A | TIMBER MIX N | 0 | | | 0.00 | 0.00 | 17.40 | AC | | 1.00 | 1.00 | 1.00 | 230.00 | 230.00 | 4,002 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
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REVIEW DATE 09/09/2021 BY MMMK Total Acres: 67.22 Total Land Value: 13,966 Market: 235,270 Agricultural: 13,966 Common: 0 PRINTED 04/29/2026 BY SYS