7-5S-2W P-48-1-M-32B
ALL PART OF E 1/2 OF SE 1/4 OF
NW 1/4 OF SW 1/4 OF SEC 7

WHISNANT ERIC/O'HARA JACKIE
6731 SHADY CREEK DR
HICKORY, NC 28602

2024

07-5S-02W-000-02682-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT RESIDENTIAL	
MAP NUM	5	MKT AREA	02
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

39 SURF RD, SOPCHOPPY

BLD DATE	11/20/2020 MMJT	LGL DATE	11/20/2020 MMJT
XF DATE		LAND DATE	
INC DATE		AG DATE	

WAKULLA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	96
TOTAL LAND VALUE - MARKET	23,100
TOTAL MARKET VALUE	23,196
SOH/AGL Deduction	10,380
ASSESSED VALUE	12,816
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	12,816
TOTAL JUST VALUE	23,196
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	11,651

5 YR PRCL CK, CHG PROP & LAND CODE
PROBATE OR 1089/654 CLAYTON LEWIS DECEASED
5 YR PRCL CK, N/C
COA PER WAK TCO

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000798	SAFETY INSPECTION	0	08/19/2020
2010718	SEWER	0	07/16/2010
027795	BARN	0	05/17/2001
024581	ELEC	0	01/19/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1154/0793	6/10/2020	WD	Q	V	01	26,200
GRANTOR: DAUGHTRY AMANDA I & L						
GRANTEE: WHISNANT ERIC & O'H						
1155/0247	5/06/2020	CR	U	V	19	100
GRANTOR: ESTATE OF CLAYTON C L						
GRANTEE: LEWIS SARAH E & LAR						

BUILDING NOTES

BUILDING DIMENSIONS

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	0620	WOOD UTL B	0	0	10	8	80.00	SF	6.00	6.00	100	2002	2002	3	20	96	

LAND DESCRIPTION

TOTAL OB/XF 96

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	000000	C	VAC RES	0			0.00	0.00	3.30	AC		1.00	1.00	0.70	10,000.00	7,000.00	23,100							

REVIEW DATE 11/20/2020 BY MMJT Total Acres: 3.30 Total Land Value: 23,100 Market: 0 Agricultural: 0 Common: 23,100 PRINTED 05/13/2026 BY SYS