



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										WAKULLA COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																
										VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 19,350 TOTAL MARKET VALUE 19,350 SOH/AGL Deduction 2,180 ASSESSED VALUE 17,170 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 17,170 TOTAL JUST VALUE 19,350 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 19,350										5 YR PRCL CK, N/C 5 YEAR PARCEL CHECK N/C & MOVE TO 02703-001 5 YR PRCL CH, DEL PRMTS FROM THIS PRCL									
DOR CODE 0000 VACANT RESIDENTIAL										PERMIT NUM DESCRIPTION AMT ISSUED 2010603 SEWER 0 07/15/2010 20052075 A/C 0 12/20/2005 20051870 PLUMBING 0 11/15/2005 20051622 USED-SFD/CO 0 10/12/2005																			
MAP NUM 5 MKT AREA 02										SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 0434/0524 2/19/2002 WD U V 7,900																			
NEIGHBORHOOD/LOC 000 1.00/										GRANTOR: POUNCEY GRANTEE: SKIPPER 0267/0803 12/29/1995 QC U V 100 GRANTOR: GRANTEE:																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
TOTALS										BLD DATE 01/25/2006 MMFS LGL DATE 03/21/2019 MMSS XF DATE 01/25/2006 MMFS LAND DATE INC DATE AG DATE										BUILDING NOTES BUILDING DIMENSIONS									
EXTRA FEATURES										CHARLOTTE ROSIER RD, SOPCHOPPY																			
L N	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													
										TOTAL OB/XF 0																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0			0.00	0.00	4.30	AC		1.00	1.00	0.60	7,500.00	4,500.00	19,350												
REVIEW DATE 03/21/2019 BY MMSS Total Acres: 4.30 Total Land Value: 19,350 Market: 0 Agricultural: 0 Common: 19,350 PRINTED 05/13/2026 BY SYS																													