

9 5S 2W P-1-M-40
W 1/2 OF NW 1/4 OF NW 1/4
DB 60 P 443 OR 908 P 23

DICKSON TODD B/DICKSON KAITLYN
1275 SOPCHOPPY HWY
SOPCHOPPY, FL 32358

2024

09-5S-02W-000-02738-000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										WAKULLA COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY											
															VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 150,000 TOTAL MARKET VALUE 6,600 SOH/AGL Deduction 0 ASSESSED VALUE 6,600 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 6,600 TOTAL JUST VALUE 150,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 0 2022 AG RENEWAL RECD CORRECT LAND LINE DESC COC R210089 CORRECT LAND VALUES AG REMOVED NO APP RECVD											
DOR CODE 5900			TIMBERLAND MIXED																							
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																					
															SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 1379/0552 9/30/2024 WD Q V 01 170,000 GRANTOR: SWANSON LOGAN GRANTEE: DICKSON TODD B 1153/0505 5/26/2020 WD Q V 01 75,000 GRANTOR: LANGSTON JOHN R TRUST GRANTEE: SWANSON LOGAN											
TOTALS						1257 SOPCHOPPY HWY, SOPCHOPPY										BLD DATE LGL DATE XF DATE LAND DATE 05/14/2013 MMST INC DATE AG DATE										
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	BUILDING NOTES									
																	BUILDING DIMENSIONS									

LAND DESCRIPTION										TOTAL OB/XF														
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	005970	A	TIMBER MIX 1	0			0.00	0.00	12.00	AC		1.00	1.00	1.00	325.00	325.00	3,900							
2	005910	A	HARDWOOD LOW	0			0.00	0.00	4.00	AC		1.00	1.00	1.00	100.00	100.00	400							
3	006820	A	SWINE	0			0.00	0.00	4.00	AC		1.00	1.00	1.00	575.00	575.00	2,300							