SEC 8 T5S R2W
DB 49 P 134
DB 50 P 393 OR 276 P 613

BLACKWELL BRIAN D/BLACKWELL CATTRON M
4 GRETCHEN LN
SOPCHOPPY, FL 32358

2024

09-5S-02W-000-02741-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5400	TIMBERLAND 90+	
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

SOPCHOPPY HWY, SOPCHOPPY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	659,700
TOTAL MARKET VALUE	25,820
SOH/AGL Deduction	0
ASSESSED VALUE	25,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	25,820
TOTAL JUST VALUE	659,700
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	0

2024 AG APP RECVD APPROVED

1/31/24 - AG AUTO RENEW ERROR LETTER MAILED

DC OR 1301 P 656 KIMBERLY RODDENBERRY

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1302/0486	2/16/2023	WD	Q	V	01	697,500
GRANTOR: GABY SCOTT & JULIE &						
GRANTEE: BLACKWELL BRIAN D &						
1042/0783	7/26/2017	WD	U	V	11	100
GRANTOR: GABY SCOTT & JULIE						
GRANTEE: GABY SCOTT & JULIE						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	111.60	AC		1.00	1.00	1.00	200.00	200.00	22,320							
2	005910	A	HARDWOOD LOW	0			0.00	0.00	14.00	AC		1.00	1.00	1.00	100.00	100.00	1,400							
3	005996	A	AG WETLAND	0			0.00	0.00	21.00	AC		1.00	1.00	1.00	100.00	100.00	2,100							

REVIEW DATE 12/18/2019 BY MMST Total Acres: 146.60 Total Land Value: 25,820 Market: 659,700 Agricultural: 25,820 Common: 0 PRINTED 05/13/2026 BY SYS