A PARCEL OF LAND 6.86 ACRES
IN THE SE COR OF THE NE COR.
OF THE SW QUATER P-14-1-M-40

BRICE FRANK C ET AL/BRICE ALLANA L ETAL
428 OTTER CREEK ROAD
SOPCHOPPY, FL 32358

2024

10-5S-02W-000-02770-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5000	IMPRVD AG RES	
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

390 OTTER CREEK RD, SOPCHOPPY

BLD DATE		LGL DATE	
XF DATE	03/27/2019 MMJT	LAND DATE	03/27/2019 MMJT
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	0940	OPEN SHED	0	0	8	10	80.00	SF	4.00	4.00	100	2002	2002	3	20	64	
2	0620	WOOD UTL B	0	0	8	8	64.00	SF	6.00	6.00	100	2007	2007	3	30	115	
3	0940	OPEN SHED	0	0	46	30	1,380.00	SF	4.00	4.00	100	2009	2009	3	39	2,153	
4	0210	CONCRETE D	0	0	24	30	720.00	SF	6.00	6.00	100	2009	2009	3	39	1,685	
5	0055	PORTABLE C	0	0	20	18	360.00	SF	3.00	3.00	100	2008	2008	3	34	367	
6	0940	OPEN SHED	0	0	26	10	260.00	SF	4.00	4.00	100	2017	2017	3	76	790	
7	0955	PRIVACY FE	0	0	0	0	70.00	LF	15.00	15.00	100	2014	2014	3	79	830	
8	0580	PRTBLE GRN	0	0	12	10	120.00	SF	0.00	0.00	100	2017	2017	3	76	0	
9	0620	WOOD UTL B	0	0	38	16	608.00	SF	6.00	6.00	100	2009	2009	3	39	1,423	

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	7,427
TOTAL LAND VALUE - MARKET	58,950
TOTAL MARKET VALUE	24,331
SOH/AGL Deduction	4,621
ASSESSED VALUE	19,710
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	19,710
TOTAL JUST VALUE	66,377
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	23,124

CORRECT LAND LINE

2022 AG RENEWAL RECD

2021 AG RENEWAL RECD

5 YR PRCL CK, PU XFOB LN 6-9, DEL XFOB LN 12

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1155/0018	6/10/2020	QC	U	I	30	100
GRANTOR: BRICE FRANK C & ALLAN						
GRANTEE: GEORGIOU REBECCA BR						
0305/0361	7/29/1997	WD	Q	I		35,000
GRANTOR: BRICE FRANK C & ALLAN						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 7,427

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	000110	C	SFR RURAL	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,000							
2	005970	A	TIMBER MIX 1	0			0.00	0.00	5.86	AC		1.00	1.00	1.00	325.00	325.00	1,904							

REVIEW DATE 03/27/2019 BY MMJT Total Acres: 6.86 Total Land Value: 16,904 Market: 43,950 Agricultural: 1,904 Common: 15,000 PRINTED 05/13/2026 BY SYS