

P-2-1-M-26C
A TRACT LOCATED IN THE NE 1/4
OF THE NW 1/4 OF SEC 11 CONT

PORTER BOBBY L/PORTER GLENDA R
45 CURTIS MILL RD
SOPCHOPPY, FL 32358

2024

11-5S-03W-000-00626-001



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	PAGE 1 of 2 3																
Foundation	02	CONCR SLAB 100	0100	01	2,664	122.0000	115.90	308,758	1994	1994	0	0	0	29.00	71.00	VALUATION BY STANDARD															
Frame	02	WOOD FRAME 100	1 SINGLE FAM 100% - 0													Heated Area: 2323 HX Base Yr															
Exterior Wall	19	COMMON BRK 100														VALUATION SUMMARY															
Roof Structur	03	GABLE/HIP 100														Tax Group: 3 Tax Dist:															
Roof Cover	03	COMP SHNGL 100														BUILDING MARKET VALUE 219,218															
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE 6,780															
Interior Floo	11	CLAY TILE 50														TOTAL LAND VALUE - MARKET 37,500															
Interior Floo	12	HARDWOOD 50														TOTAL MARKET VALUE 263,498															
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction 104,215															
Air Condition	03	CENTRAL 100														ASSESSED VALUE 159,283															
Bedrooms		3 100														TOTAL EXEMPTION VALUE HX HB 50,000															
Bathrooms		2 100														BASE TAXABLE VALUE 109,283															
Story Height		0 100	TOTAL JUST VALUE 263,498																												
Stories	1.	1. 100	NCON VALUE 0																												
Units		0 100	INCOME VALUE																												
			PREVIOUS YEAR MKT VALUE 266,518																												
			MM 5 YR CK, DEMO XF0B, PU XF0BS																												
			5 YR PRCL CK NC MM																												
			5 YR PRCL CK, N/C																												
			5YR PRCL CK, NO CHG																												
Quality	03	AVERAGE	PERMIT NUM DESCRIPTION AMT ISSUED																												
DOR CODE	0100	SINGLE FAMILY	16000179 RE-ROOF-CO 0 03/01/2016																												
MAP NUM	5	MKT AREA	02	2010788 REMODEL 0 07/21/2010																											
NEIGHBORHOOD/LOC	000	1.00/																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	2,323	100	1994	2,323	191,158																										
FGR	440	50	1994	220	18,104																										
FOP	126	30	1994	38	3,127																										
FOP	180	30	1994	54	4,444																										
UST	64	45	1995	29	2,386																										
TOTALS	3,133			2,664	219,218																										
EXTRA FEATURES						45 CURTIS MILL 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																
1	0210	CONCRETE D	0 100	41 30	1,230.00	SF	6.00	6.00	100	1994	1994	3	20	1,476																	
2	0935	OPEN SHED	0 100	20 20	400.00	SF	6.00	6.00	100	1994	1994	3	20	480																	
3	0140	FIRE PLACE	0 100	0 0	1.00	UT	1,900.00	1,900.00	100	1994	1994	3	51	969																	
4	0250	ASPHALT AV	0 100	0 0	1,315.00	SF	2.00	2.00	100	1995	1995	3	20	526																	
5	0620	WOOD UTL B	0 100	10 20	200.00	SF	6.00	6.00	100	2006	2006	3	27	324																	
6	0935	OPEN SHED	0 100	14 20	280.00	SF	6.00	6.00	100	2008	2008	3	34	571																	
7	0935	OPEN SHED	0 100	12 30	360.00	SF	6.00	6.00	100	2008	2008	3	34	734																	
8	0700	PORT BLDG	0 100	14 10	140.00	SF	8.00	8.00	100	2009	2009	3	72	806																	
9	0211	CONCRETE W	0 100	0 0	44.00	SF	6.00	6.00	100	2021	2021	3	93	246																	
10	0213	CONCRETE P	0 100	0 0	108.00	SF	6.00	6.00	100	2018	2018	3	100	648																	
LAND DESCRIPTION						TOTAL OB/XF 6,780																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100			0.00	0.00	5.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	37,500														
REVIEW DATE 10/27/2022 BY MMLA Total Acres: 5.00 Total Land Value: 37,500 Market: 0 Agricultural: 0 Common: 37,500 PRINTED 10/01/2025 BY SYS																															

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