P-15-3-M-26C AND 20 5.05 AC
M/L IN SECTION 10-5S-03W
BEING TAKEN OUT OF A 30.68 AC

LUMLEY LINDA R ETAL/STRUTZ THOMAS M ETAL
7 TUCKER SPRINGS RD
SOPCHOPPY, FL 32358

2024

11-5S-03W-000-00640-003

BUILDING CHARACTERISTICS

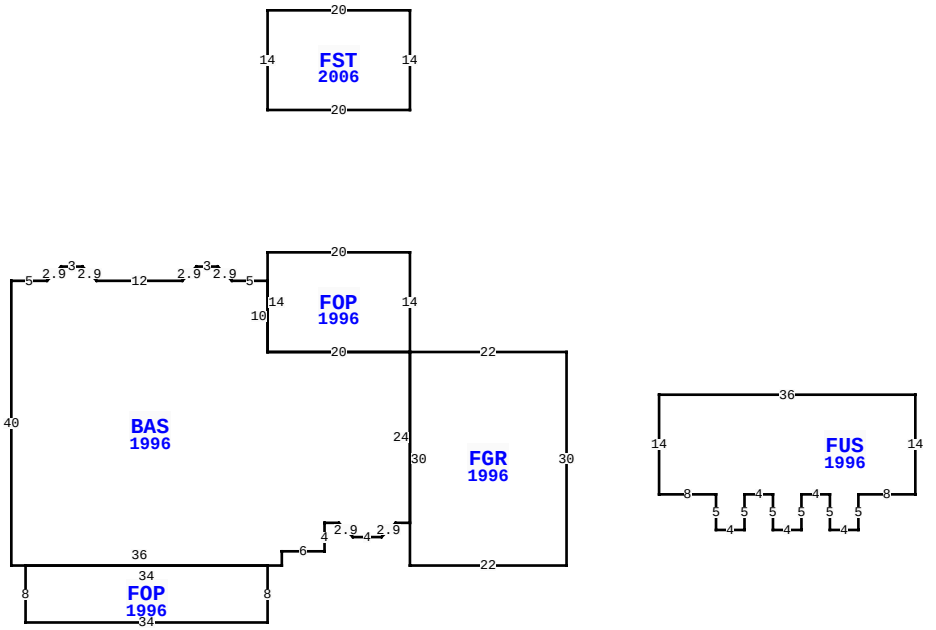
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	10	LAMINATED 40
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2.5 100
Story Height		0 100
Stories	2.	2. 100
Units		0 100
Quality	03	AVERAGE
DOR CODE	0100	SINGLE FAMILY
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
BAS	1,988	100	1996	1,988	148,444
FGR	660	50	1996	330	24,641
FOP	272	30	1996	82	6,123
FOP	280	30	1996	84	6,272
FST	280	55	2006	154	11,499
FUS	564	100	1996	564	42,114
TOTALS	4,044			3,202	239,093

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,202	104.8000	99.56	318,791	1996	1998	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 1997 Heated Area: 2552 HX Base Yr 1997



7 TUCKER SPRINGS RD, SOPCHOPPY

BLD DATE	10/19/2018	MMJT	LGL DATE		
XF DATE	10/19/2018	MMJT	LAND DATE	10/19/2018	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	0210	CONCRETE D	0	100	17	13	221.00	SF	6.00	6.00	100	1997	1997	3	20	265	
2	0211	CONCRETE W	0	100	105	3	315.00	SF	6.00	6.00	100	1997	1997	3	20	378	
3	0055	PORTABLE C	0	100	24	12	288.00	SF	3.00	3.00	100	2002	2002	3	20	173	
6	0635	PORT MTL U	0	100	16	10	160.00	SF	0.00	0.00	100	2024	2020	AV	89	0	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		239,093
TOTAL MARKET OB/XF VALUE		816
TOTAL LAND VALUE - MARKET		37,875
TOTAL MARKET VALUE		277,784
SOH/AGL Deduction		89,134
ASSESSED VALUE		188,650
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		133,650
TOTAL JUST VALUE		277,784
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		280,980

MM 5 YR CK 3/1/23 - PU XFOB.
DC OR 1333 P 255 RICHARD LUMLEY
INCR EYB 1996-1998 HVAC-CC 7-2022
5 YR PRCL CK, CHG DIM XFOB LN 1.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB22-000447	HVAC CHANGE OUT-C		07/14/2022
20000509	RE ROOF	0	10/27/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1363/219	6/04/2024	CR	U	I	30	100
GRANTOR: LUMLEY LINDA R						
GRANTEE: STRUTZ THOMAS M						
1356/0786	4/22/2024	QC	U	I	30	100
GRANTOR: LUMLEY LINDA						
GRANTEE: STRUTZ THOMAS M						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1996] W20 S14 E20 FGR=[YR=1996] S30 E22 N30 W22$ BAS=[YR=1996] W20 N10 W5 U2 L2 W3 L2 D2 W12 L2 U2 W3 L2 D2 W5 S40 E36 FOP=[YR=1996] W34 S8 E34 N8$ E2 N2 E6 N4 E2 R2 D2 E4 R2 U2 E2 N24$ N14$ PTR=N20 FST=[YR=2006] N14 W20 S14 E20$ PTR=E35 S40 FUS=[YR=1996] S14 E8 S5 E4 N5 E4 S5 E4 N5 E4 S5 E4 N5 E8 N14 W36$ N40 W35$ S20$.

LAND DESCRIPTION

TOTAL OB/XF 816

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	000100	C	SFR	100			0.00	0.00	5.05	AC		1.00	1.00	1.00	7,500.00	7,500.00	37,875							

REVIEW DATE 03/01/2023 BY MMLA Total Acres: 5.05 Total Land Value: 37,875 Market: 0 Agricultural: 0 Common: 37,875 PRINTED 04/22/2026 BY SYS