12-5S-3W P-1-M-26D
PARCEL IN N 1/2 OF SEC 12
LYING S OF WHAT IS KNOWN AS

TARTT WILLIAM L/TARTT PEGGY J
193 RAILROAD AVE
SOPCHOPPY, FL 32358

**2024**

12-5S-03W-000-00650-000

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

55 RIVER TER, SOPCHOPPY

| | | | | |
|---|---|---|---|---|
| BLD DATE | 04/16/2013 | MMSR | LGL DATE | |
| XF DATE | 10/30/2018 | MMJT | LAND DATE | 10/30/2018 MMJT |
| INC DATE | | | AG DATE | |

## WAKULLA COUNTY PROPERTY

PAGE 1 of 1 1

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 286 |
| TOTAL LAND VALUE - MARKET | 85,800 |
| TOTAL MARKET VALUE | 10,187 |
| SOH/AGL Deduction | 540 |
| ASSESSED VALUE | 9,647 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 9,647 |
| TOTAL JUST VALUE | 86,086 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 7,984 |

MM 5 YR CK 8/2/23 - CH XFOB CODES.
MM 5YR CK NC
CORRECT LAND LINE DESC
2022 AG RENEWAL RECD

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 2010666 | SEWER | 0 | 07/16/2010 |
| 2008132 | REPLC METER BOX | 0 | 02/14/2008 |
| | | | |
| | | | |
| | | | |
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1120/0517 | 7/31/2019 | WD | Q | V | 01 | 60,000 |
| GRANTOR: RASMUSSEN JANET SUCC | | | | | | |
| GRANTEE: TARTT WILLIAM L & P | | | | | | |
| 0734/0221 | 11/05/2007 | QC | Q | I | 01 | 100 |
| GRANTOR: KLINGER MAGGIE L | | | | | | |
| GRANTEE: KLINGER MAGGIE L RE | | | | | | |

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0525 | UTL BLD <1 | 0 | 0 | 10 | 8 | 80.00 | SF | 0.00 | 0.00 | 100 | 1991 | 1991 | 3 | 20 | 0 | |
| 2 | 0525 | UTL BLD <1 | 0 | 0 | 8 | 8 | 64.00 | SF | 0.00 | 0.00 | 100 | 1991 | 1991 | 3 | 20 | 0 | |
| 3 | 0080 | 4' CHAINLI | 0 | 0 | 0 | 0 | 110.00 | LF | 13.00 | 13.00 | 100 | 1993 | 1993 | 3 | 20 | 286 | |

## LAND DESCRIPTION

TOTAL OB/XF 286

| 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 | 000010 | C | VAC RURAL | 0 | | | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 7,500.00 | 7,500.00 | 7,500 | | | | | | | |
| 2 | 005980 | A | TIMBER MIX N | 0 | | | 0.00 | 0.00 | 10.44 | AC | | 1.00 | 1.00 | 1.00 | 230.00 | 230.00 | 2,401 | | | | | | | |

REVIEW DATE 08/02/2023 BY MMLW Total Acres: 11.44 Total Land Value: 9,901 Market: 78,300 Agricultural: 2,401 Common: 7,500 PRINTED 04/08/2026 BY SYS