12-5S-3W P-9-M-26D
A PARCEL IN NE 1/4 OF SEC 12
LESS 4 TRACTS SOLD

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

2024

12-5S-03W-000-00657-000

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

214 PULLBACK RD, SOPCHOPPY

BLD DATE	10/29/2018 MMJT	LGL DATE	10/29/2018 MMJT
XF DATE		LAND DATE	
INC DATE		AG DATE	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	5,096
TOTAL LAND VALUE - MARKET	58,750
TOTAL MARKET VALUE	31,131
SOH/AGL Deduction	15,649
ASSESSED VALUE	15,482
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	15,482
TOTAL JUST VALUE	63,846
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	27,842

DELETE XFOB BEING PU AS TPP
MM 5 YR CK, PU XFOB, CH LAND CODE.
CORRECT LAND LINE DESC
2022 AG RENEWAL RECD

PERMIT NUM	DESCRIPTION	AMT	ISSUED
OBN23-00014	UPGRADE ANTENNA'S		05/16/2023
22000317	CELL TOWER-CC	0	09/23/2022
OBN21-00016	CELL TOWER-CC	0	07/22/2021
21000013	ANTENNA	0	01/27/2021
18000193	COMM	0	04/17/2018
2013586	COMM	0	08/22/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0109/0792	10/01/1984	WD	U	V		500

GRANTOR:
GRANTEE:

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
3	0900	MH SITE	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2006	2006	3	100	5,000	
4	0060	DECK WOOD	0	0	12	8	96.00	SF	5.00	5.00	100	2002	2002	3	20	96	
6	0700	PORT BLDG	0	0	12	10	120.00	SF	0.00	0.00	100	1990	1990	3	47	0	

LAND DESCRIPTION

TOTAL OB/XF 5,096

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	009101	C	UTILITY TOWE	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	25,000							
2	005980	A	TIMBER MIX N	0			0.00	0.00	4.50	AC		1.00	1.00	1.00	230.00	230.00	1,035							

REVIEW DATE 12/14/2022 BY MMLA Total Acres: 5.50 Total Land Value: 26,035 Market: 33,750 Agricultural: 1,035 Common: 25,000 PRINTED 04/08/2026 BY SYS