12-5S-3W P-30-M-26D
A PARCEL OF LAND IN SE 1/4
OR 4 P 578, 968 & OR 88 P 464

BOSZILKOV GEORGE M
2026 SOPCHOPPY HWY
SOPCHOPPY, FL 32358

2024

12-5S-03W-000-00678-000

WAKULLA COUNTY PROPERTY

BUILDING CHARACTERISTICS

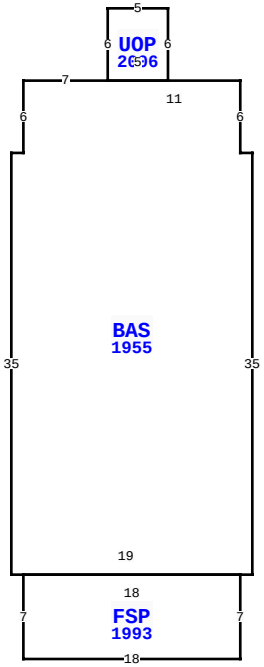
ELEMENT	CD	CONSTRUCTION
Foundation	03	CONCR STEM 100
Frame	02	WOOD FRAME 100
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		1 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
Quality	02	BELOW 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	808	100	1955	808	32,233
FSP	126	55	1993	69	2,752
UOP	30	20	2006	6	239
TOTALS	964			883	35,225

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	883	104.9750	99.73	88,062	1955	1972	0	0	0	60.00	40.00

2 SINGLE FAM 100% - 2013 Heated Area: 808 HX Base Yr 2013



2026 SOPCHOPPY HWY, SOPCHOPPY

BLD DATE	10/24/2018	MMJT	LGL DATE	
XF DATE	10/24/2018	MMJT	LAND DATE	10/24/2018 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	0050	CARPORT UN	0	100	18	18	324.00	SF	9.00	9.00	100	1988	1988	3	45	1,312	
2	0001	BLOCK UTIL	0	100	11	10	110.00	SF	16.00	16.00	100	1990	1990	3	20	352	
3	0955	PRIVACY FE	0	100	0	0	160.00	LF	15.00	15.00	100	2017	2017	3	91	2,184	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		35,225
TOTAL MARKET OB/XF VALUE		3,848
TOTAL LAND VALUE - MARKET		13,800
TOTAL MARKET VALUE		52,873
SOH/AGL Deduction		10,453
ASSESSED VALUE		42,420
TOTAL EXEMPTION VALUE	HX HB SX	42,420
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		52,873
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		52,996

2021 SX RENEWAL COMPLETED

2020 SX RENEWAL COMPLETED

2019 SX RENEWAL COMPLETED

5 YR PRCL CK, CHG QUAL, EXW, PU XFOB LN 3.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0875/0455	3/19/2012	WD	Q	I	01	55,000
GRANTOR: BETTER SWAMPS & GARDE						
GRANTEE: BOSZILKOV GEORGE M						
0294/0581	3/07/1997	WD	U	I		55,000
GRANTOR: BETTER SWAMPS & GARDE						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1955] W11 UOP=[YR=2006] E5 N6 W5 S6$ W7 S6 W1 S35 E19
FSP=[YR=1993] W18 S7 E18 N7$ E1 N35 W1 N6$.

LAND DESCRIPTION

TOTAL OB/XF 3,848

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	1.84	AC		1.00	1.00	1.00	7,500.00	7,500.00	13,800							

REVIEW DATE 07/25/2023 BY FR Total Acres: 1.84 Total Land Value: 13,800 Market: 0 Agricultural: 0 Common: 13,800 PRINTED 05/27/2026 BY SYS