P-68-11-M-26D
A PARCEL OF LAND LYING ON THE
RAIL ROAD CONT 72 AC M/L

ROBBINS NANCY C
52 RAILROAD AVE
SOPCHOPPY, FL 32358

2024

12-5S-03W-000-00716-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT RESIDENTIAL	
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

RAILROAD AVE, SOPCHOPPY

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

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	0
TOTAL LAND VALUE - MARKET	3,595
TOTAL MARKET VALUE	3,595
SOH/AGL Deduction	1,420
ASSESSED VALUE	2,175
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,175
TOTAL JUST VALUE	3,595
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,595

5 YR PRCL CK NC MM
5 YR PRCL CK, N/C
5 YR PRCL CK/NC
5YR PRCL CK/NO CHG(M.MUSACHIO)

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0183/0923	10/01/1991	DM	U	V		100
GRANTOR:						
GRANTEE:						
0143/0617	8/04/1988	WD	U	V		1,800
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 0

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	000000	C	VAC RES	0			0.00	0.00	0.72	AC		1.00	1.00	0.50	10,000.00	5,000.00	3,595							

REVIEW DATE 01/06/2023 BY MMLW Total Acres: 0.72 Total Land Value: 3,595 Market: 0 Agricultural: 0 Common: 3,595 PRINTED 05/27/2026 BY SYS