12-5S-3W P-71-M-26D
PARCEL D E F & G
OF LAND IN SW 1/4 OF

CITY OF SOPCHOPPY FLORIDA
P O BOX 1219
SOPCHOPPY, FL 32358

2024

12-5S-03W-000-00723-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8900	MUNICIPAL	
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

33 ROSE ST, SOPCHOPPY

BLD DATE	02/03/2021	MMJT	LGL DATE	02/03/2021 MMJT
XF DATE			LAND DATE	
INC DATE			AG DATE	

WAKULLA COUNTY PROPERTY

PAGE 1 of 2 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		32,586
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		57,586
SOH/AGL Deduction		173
ASSESSED VALUE		57,413
TOTAL EXEMPTION VALUE	04	57,413
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		57,586
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		59,250

COMB PRCLS 00723-005 & 01000-000
PRCL COMB REQUEST COS 8509624611
5 YR PRCL CK, PU XFOB LN 11-14.
5 YR PRCL CK. PU XFOB LN 4

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001210	PAVILION-CO	0	11/06/2019
18000841	ELECTRIC-CO	0	08/16/2018
17000365	PAVILIONS (2)	0	04/20/2017
2010677	SEWER	0	07/16/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1036/0898	6/08/2017	TD	U	V	11	1,700
GRANTOR: TAX DEED						
GRANTEE: CITY OF SOPCHOPPY						
0875/0204	3/15/2012	QC	U	V	11	100
GRANTOR: BEASLEY ROBERT						
GRANTEE: CITY OF SOPCHOPPY						

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	0933	PAVILION F	0	0	23	15	345.00	SF	7.00	7.00	100	2017	2017	3	76	1,835	
2	0933	PAVILION F	0	0	23	15	345.00	SF	7.00	7.00	100	2017	2017	3	76	1,835	
3	0210	CONCRETE D	0	0	3	23	69.00	SF	6.00	6.00	100	2017	2017	3	76	315	
4	0211	CONCRETE W	0	0	11	5	55.00	SF	6.00	6.00	100	2017	2017	3	76	251	
5	0211	CONCRETE W	0	0	11	5	55.00	SF	6.00	6.00	100	2017	2017	3	76	251	
6	0250	ASPHALT AV	0	0	20	10	200.00	SF	2.00	2.00	100	2017	2017	3	76	304	
7	0250	ASPHALT AV	0	0	744	9	6,696.00	SF	2.00	2.00	100	2017	2017	3	76	10,178	
8	0209	CONCRETE P	0	0	26	24	624.00	SF	8.00	8.00	100	2017	2017	3	76	3,794	
9	0955	PRIVACY FE	0	0	0	0	16.00	LF	15.00	15.00	100	2017	2017	3	91	218	
10	0125	MTL/VYL AC	0	0	0	0	502.00	LF	19.00	19.00	100	2017	2017	3	76	7,249	

TOTAL OB/XF 26,230

LAND DESCRIPTION

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	000700	C	MISC RES	0			0.00	0.00	5.00	LT		1.00	1.00	1.00	5,000.00	5,000.00	25,000							

REVIEW DATE 02/03/2021 BY MMJT Total Acres: 1.64 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 05/27/2026 BY SYS

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TOTAL JUST VALUE		57,586
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		59,250

5 YR PRCL CH, PU XFOB LN 1-9
REQUESTED BY COS
PRCL 00723-006 COMBINED INTO PRCL PER DR
5 YR PRCL CH, DEL XFOB LN 1-3

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1036/0898	6/08/2017	TD	U	V	11	1,700
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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
11	0933	PAVILION F	0	0	23	19	437.00	SF	7.00	7.00	100	2020	2020	3	89	2,723	
12	0335	ALUMINUM W	0	0	22	4	88.00	SF	17.00	17.00	100	2020	2020	3	89	1,331	
13	0211	CONCRETE W	0	0	94	4	376.00	SF	6.00	6.00	100	2020	2020	3	89	2,008	
14	0211	CONCRETE W	0	0	11	5	55.00	SF	6.00	6.00	100	2020	2020	3	89	294	

LAND DESCRIPTION

TOTAL OB/XF 6,356

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

REVIEW DATE 02/03/2021 BY MMJT Total Acres: 1.64 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 05/27/2026 BY SYS