SOPCHOPPY WEST SIDE
LOT 27
OR 125 P 775 OR 219 P 847

TBC PROPERTIES LLC
3460 HIDDEN WALK LANE
TALLAHASSEE, FL 32305

2024

12-5S-03W-040-00829-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT RESIDENTIAL	
MAP NUM	5	MKT AREA	02
NEIGHBORHOOD/LOC	40.00	1.25/	

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

MUNICIPAL AVE, SOPCHOPPY

BLD DATE		LGL DATE	
XF DATE	06/27/2019 MMJT	LAND DATE	06/27/2019 MMJT
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	0
TOTAL LAND VALUE - MARKET	9,000
TOTAL MARKET VALUE	9,000
SOH/AGL Deduction	6,459
ASSESSED VALUE	2,541
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,541
TOTAL JUST VALUE	9,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	9,000

5 YR PRCL CK, NC

5 YR PRCL CH, N/C

00829-000)

5 YR PRCL CH, PU XFOB LN 1 (MOVED FROM PRCL

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1106/0814	4/11/2019	CR	U	V	11	100
GRANTOR: ENGSTROM R TODD & KIM						
GRANTEE: TBC PROPERTIES LLC						
0724/0171	8/21/2007	WD	Q	V	02	58,500
GRANTOR: SPARKS ELIZABETH						
GRANTEE: ENGSTROM R TODD & K						

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	0955	PRIVACY FE	0	0	0	0	136.00	LF	15.00	15.00	100	2002	2002	3	0	0	

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			50.00	142.00	1.00	LT		1.00	1.00	0.50	18,000.00	9,000.00	9,000							

REVIEW DATE 06/27/2019 BY MMJT Total Acres: 0.16 Total Land Value: 9,000 Market: 0 Agricultural: 0 Common: 9,000 PRINTED 04/08/2026 BY SYS