SOPCHOPPY W SIDE
LOT 49
DB 20 P 75 & OR 4 P 691

HOWARD GLENN J/HOWARD VIRGINIA H
42 RAILROAD AVE
SOPCHOPPY, FL 32358

2024

12-5S-03W-040-00836-000

WAKULLA COUNTY PROPERTY

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

42 RAILROAD AVE, SOPCHOPPY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/26/2019 MMJT
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	20,000
TOTAL MARKET VALUE	20,000
SOH/AGL Deduction	0
ASSESSED VALUE	20,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	20,000
TOTAL JUST VALUE	20,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	20,000

2024 OWNER COA FORM; ADDR UPDATED
CONFIRMED W JEFF QUAL SHOULD BE AVG.
PRMT CK, PU SFD, PU XFOBS
5 YR CK, VCNT PRCL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
OBN24-00042	GARAGE		09/18/2024
OBN24-00040	GENERATOR-CC		08/08/2024
B23-000777	SFD-CO	0	07/17/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1259/0436	4/05/2022	WD	Q	V	01	29,000
GRANTOR: BURNS PAT DAVIS						
GRANTEE: HOWARD GLENN J & VI						
0760/0469	6/30/2008	WD	Q	V		15,000
GRANTOR: COMMANDER NANCY FKA R						
GRANTEE: BURNS PAT DAVIS						

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

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	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

REVIEW DATE 07/15/2024 BY Nwatts Total Acres: 0.24 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 04/01/2026 BY SYS