

SOPCHOPPY W SIDE LOTS 61 & 62
 OR 81 P 565 OR 82 P 597
 OR 250 P 445 OR 929 P 420

COLLUM CHARLES H
 1856 FRANCIS DRIVE
 CLEARWATER, FL 33763

2024

12-5S-03W-040-00841-000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										WAKULLA COUNTY PROPERTY																																																										
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																																								
																				VALUATION BY Tax Group: 1 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 27,000 TOTAL MARKET VALUE 27,000 SOH/AGL Deduction 16,836 ASSESSED VALUE 10,164 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 10,164 TOTAL JUST VALUE 27,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 27,000																																																										
																				COA PER RETURNED 2021 TRIM 5 YR PRCL CH, N/C 5 YR PRCL CH, N/C 5 YR PRCL CH, N/C																																																										
																				<table border="1"> <thead> <tr> <th>PERMIT NUM</th> <th>DESCRIPTION</th> <th>AMT</th> <th>ISSUED</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>				PERMIT NUM	DESCRIPTION	AMT	ISSUED																																																			
PERMIT NUM	DESCRIPTION	AMT	ISSUED																																																																											
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1085/0617</td> <td>9/11/2018</td> <td>WD Q</td> <td>V</td> <td>V</td> <td>01</td> <td>11,000</td> </tr> <tr> <td colspan="7">GRANTOR: RODDENBERRY FRANCES G</td> </tr> <tr> <td colspan="7">GRANTEE: COLLUM CHARLES H</td> </tr> <tr> <td>0929/0420</td> <td>12/12/2013</td> <td>WD Q</td> <td>V</td> <td>V</td> <td>01</td> <td>5,000</td> </tr> <tr> <td colspan="7">GRANTOR: ANDERS VIVIAN D</td> </tr> <tr> <td colspan="7">GRANTEE: RODDENBERRY FRANCES</td> </tr> </tbody> </table>										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1085/0617	9/11/2018	WD Q	V	V	01	11,000	GRANTOR: RODDENBERRY FRANCES G							GRANTEE: COLLUM CHARLES H							0929/0420	12/12/2013	WD Q	V	V	01	5,000	GRANTOR: ANDERS VIVIAN D							GRANTEE: RODDENBERRY FRANCES						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																																																								
1085/0617	9/11/2018	WD Q	V	V	01	11,000																																																																								
GRANTOR: RODDENBERRY FRANCES G																																																																														
GRANTEE: COLLUM CHARLES H																																																																														
0929/0420	12/12/2013	WD Q	V	V	01	5,000																																																																								
GRANTOR: ANDERS VIVIAN D																																																																														
GRANTEE: RODDENBERRY FRANCES																																																																														
																				<table border="1"> <thead> <tr> <th colspan="2">TOTALS</th> <th colspan="10">MUNICIPAL AVE, SOPCHOPPY</th> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td colspan="2"></td> <td colspan="10"></td> <td></td> <td></td> <td></td> <td></td> <td>06/27/2019</td> <td>MMJT</td> <td></td> </tr> </tbody> </table>										TOTALS		MUNICIPAL AVE, SOPCHOPPY										BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																	06/27/2019	MMJT													
TOTALS		MUNICIPAL AVE, SOPCHOPPY										BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																																																													
																06/27/2019	MMJT																																																													
EXTRA FEATURES																																																																														
L N	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																																																														
																	TOTAL OB/XF 0																																																													
LAND DESCRIPTION										TOTAL OB/XF																																																																				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	2.00	LT		1.00	1.00	0.75	18,000.00	13,500.00	27,000																																																													
REVIEW DATE 06/27/2019 BY MMJT Total Acres: 0.16 Total Land Value: 27,000 Market: 0 Agricultural: 0 Common: 27,000 PRINTED 04/01/2026 BY SYS																																																																														