

.07 ACRES BEING THE SOUTH 20'  
 SOPCHOPPY W SIDE LOT 92  
 OR 1199 P 471

CIVIC BREWING COMPANY LLC  
 P O BOX 556  
 SOPCHOPPY, FL 32358

2024

12-5S-03W-040-00856-001



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 STANDARD Tax Group: 1 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 10,000 TOTAL MARKET VALUE 10,000 SOH/AGL Deduction 4,918 ASSESSED VALUE 5,082 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 5,082 TOTAL JUST VALUE 10,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 10,000											
																				5-YR PRCL CHECK, NO CHANGE S/O .07 ACRES FROM 00856-000											
DOR CODE 1000 VACANT COMMERCIAL																				PERMIT NUM DESCRIPTION AMT ISSUED											
MAP NUM 5 MKT AREA 02																															
NEIGHBORHOOD/LOC 40.00 1.25/																				SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 1199/0471 3/24/2021 QC U V 11 3,000											
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE																				GRANTOR: CITY OF SOPCHOPPY GRANTEE: CIVIC BREWING COMPA											
TOTALS																				BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE											
EXTRA FEATURES										MUNICIPAL AVE, SOPCHOPPY										BUILDING NOTES											
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	BUILDING DIMENSIONS														
																	TOTAL OB/XF 0														
LAND DESCRIPTION																	TOTAL OB/XF 0														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	008900	C	MUNICIPAL	0			20.00	142.00	1.00	LT		1.00	1.00	1.00	10,000.00	10,000.00	10,000														
REVIEW DATE 04/11/2021 BY GEAK Total Acres: 0.07 Total Land Value: 10,000 Market: 0 Agricultural: 0 Common: 10,000 PRINTED 04/01/2026 BY SYS																															