SOPCHOPPY W SIDE
LOT 196
OR 34 P 357 & OR 296 P 879

CARPENTER RONALD THOMAS/CARPENTER SUSAN ELLEN
2613 HUNTINGTON CIR
FARIBAULT, MN 55021

2024

12-5S-03W-040-00926-000

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

YELLOW JACKET AVE, SOPCHOPPY

BLD DATE		LGL DATE	07/12/2019 MMJT
XF DATE		LAND DATE	
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	18,000
TOTAL MARKET VALUE	18,000
SOH/AGL Deduction	0
ASSESSED VALUE	18,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	18,000
TOTAL JUST VALUE	18,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	18,000

2023 TRIM RTND, TEMP AWAY
5 YR PRCL CH, N/C
ADD CHG PER USPS FORM 3547
5 YR PRCL CH, N/C

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1297/0251	1/11/2023	WD	Q	V	01	40,000
GRANTOR: HAYNES LEADIE CATHERI						
GRANTEE: CARPENTER RONALD TH						
0655/0560	5/09/2006	QC	Q	V	02	100
GRANTOR: HAYNES LEADIE CATHERI						
GRANTEE: HAYNES LEADIE CATHE						

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	18,000.00	18,000.00	18,000							

REVIEW DATE 07/12/2019 BY MMJT Total Acres: 0.52 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 04/01/2026 BY SYS