SOPCHOPPY W SIDE
LOTS 199 200 201 & 202
OR 30 P 670

CROZIER DORCAS S
PO BOX 265
SOPCHOPPY, FL 32358

2024

12-5S-03W-040-00928-000

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

WINTER ST, SOPCHOPPY

BLD DATE		LGL DATE	
XF DATE	07/16/2019 MMJT	LAND DATE	07/16/2019 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	2,832
TOTAL LAND VALUE - MARKET	72,000
TOTAL MARKET VALUE	74,832
SOH/AGL Deduction	40,913
ASSESSED VALUE	33,919
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	33,919
TOTAL JUST VALUE	74,832
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	74,832

5 YR PRCL CH, N/C

CLASSIFICATION WAS MAILED TO ADDR ON FILE

PER PHONE REQUEST BY D. CROZIER, APP FOR AG

5 YR PRCL CH, N/C

PERMIT NUM	DESCRIPTION	AMT	ISSUED
021142	N/A	0	07/03/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0303/0195	6/24/1997	QC	U	V		100
GRANTOR: CROZIER ROBERT W TRUS						
GRANTEE:						
0219/0647	9/01/1993	WD	U	V		100
GRANTOR:						
GRANTEE:						

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	0090	CHAINLINK	0	0	0	0	1,180.00	LF	12.00	12.00	100	1988	1988	3	20	2,832	

LAND DESCRIPTION

TOTAL OB/XF 2,832

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			142.00	150.00	4.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	72,000							

REVIEW DATE 07/16/2019 BY MMJT Total Acres: 0.49 Total Land Value: 72,000 Market: 0 Agricultural: 0 Common: 72,000 PRINTED 04/01/2026 BY SYS