SOPCHOPPY W SIDE LOT 296
OR 262 P 541 OR 992 P 231
OR 1060 PG 313-315

KOENIG JAMES
5 DICKSON STREET
SOPCHOPPY, FL 32358

2024

12-5S-03W-040-00952-002

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

SHELDON ST, SOPCHOPPY

BLD DATE		LGL DATE	07/15/2019 MMJT
XF DATE		LAND DATE	
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	0
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	18,000
SOH/AGL Deduction	10,377
ASSESSED VALUE	7,623
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	7,623
TOTAL JUST VALUE	18,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	18,000

5 YR PRCL CH, N/C

5 YR PRCL CH, N/C

COA 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
1060/0313	1/17/2018	QC	U	V	11	9,000
GRANTOR: DAVIS EUNICE						
GRANTEE: KOENIG JAMES						
0992/0231	2/17/2016	WD	Q	V	01	9,000
GRANTOR: MCKENZIE ROSETTA						
GRANTEE: DAVIS EUNICE R						

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

REVIEW DATE 07/15/2019 BY MMJT Total Acres: 0.49 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 06/24/2026 BY SYS