SOPCHOPPY W SIDE LOT 297
OR 262 P 540
OR 1032 P 484 OR 1118 P 419

THICKSTUN ROCKY J/THICKSTUN GLADYS F
2708 MAYFLOWER STREET
MERAUX, LA 70075

2024

12-5S-03W-040-00952-003

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

GULF ST, SOPCHOPPY

BLD DATE	07/12/2019 MMJT	LGL DATE	07/12/2019 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	569
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	18,569
SOH/AGL Deduction	10,148
ASSESSED VALUE	8,421
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	8,421
TOTAL JUST VALUE	18,569
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	18,604

AMENDED TRIM SENT TO NEW OWNER

5 YR PRCL CH, N/C

COA 2018 TRIM RET'D ADDRESS PROVIDED.

5 YR PRCL CH, PU XFOB LN 1-4

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1118/0419	7/19/2019	WD	U	V	37	17,000
GRANTOR: GARCEAU DAVID T & VIC						
GRANTEE: THICKSTUN ROCKY J &						
1032/0484	4/12/2017	WD	U	V	37	14,000
GRANTOR: PAVIA KATRINA						
GRANTEE: GARCEAU DAVID T & V						

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	0620	WOOD UTL B	0	0	16	8	128.00	SF	6.00	6.00	100	2003	2003	3	21	161	
2	0940	OPEN SHED	0	0	24	8	192.00	SF	4.00	4.00	100	2004	2004	3	23	177	
3	0940	OPEN SHED	0	0	24	8	192.00	SF	4.00	4.00	100	2004	2004	3	23	177	
4	0940	OPEN SHED	0	0	8	8	64.00	SF	4.00	4.00	100	2003	2003	3	21	54	

LAND DESCRIPTION

TOTAL OB/XF 569

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 07/12/2019 BY MMJT Total Acres: 0.49 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 04/01/2026 BY SYS