INDIAN SUMMER
TRACT 42-A
OR 78 P 648

12-5S-3W
OR 39 P 247
OR 103 P 575

SPEAR JOHN HUNTER/
5702 HORSESHOE LOOP
APOPKA, FL 32712-6075

2024

12-5S-03W-063-00763-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT RESIDENTIAL	
MAP NUM	5	MKT AREA	02
NEIGHBORHOOD/LOC	63.00	1.00/	

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

SEMINOLE LN, SOPCHOPPY

BLD DATE		LGL DATE	07/01/2019 MMSR
XF DATE		LAND DATE	
INC DATE		AG DATE	

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

WAKULLA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	24,250
TOTAL MARKET VALUE	24,250
SOH/AGL Deduction	0
ASSESSED VALUE	24,250
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	24,250
TOTAL JUST VALUE	24,250
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	90,000

APPROX 10 ACRES ARE LOWLAND AND NOT USABLE

2023 TRIM RTND, COA

5YR CK VACANT PRCL

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
1291/0287	11/15/2022	QC	U	V	11	100
GRANTOR: SPEAR HARRY						
GRANTEE: SPEAR JOHN HUNTER						
1291/0284	11/10/2022	WD	Q	V	01	54,000
GRANTOR: HOFFMAN RICHARD A & K						
GRANTEE: SPEAR HARRY						

BUILDING NOTES

BUILDING DIMENSIONS

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	3.10	AC		1.00	1.00	1.00	7,500.00	7,500.00	23,250							
2	009630	C	WETLAND	0					10.00	AC		1.00	1.00	1.00	100.00	100.00	1,000							

REVIEW DATE 01/08/2022 BY ITLW Total Acres: 13.10 Total Land Value: 24,250 Market: 0 Agricultural: 0 Common: 24,250 PRINTED 06/10/2026 BY SYS