13-3S-5W P-56-M-6
A PARCEL 87 X 140 FT IN SEC 13
CONVEYED FROM J LANGSTON

ESTES GARY LEE
155 JACK LANGSTON RD
SOPCHOPPY, FL 32358

2024

13-3S-05W-000-00085-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Foundation	01	WOOD FRAME 100
Frame	02	WOOD FRAME 100
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Heating Type	02	CONVECTION 100
Air Condition	02	WINDOW 100
Bedrooms		2 100
Bathrooms		1 100
Quality	08	FAIR
DOR CODE	0100	SINGLE FAMILY

MAP NUM: 5 | MKT AREA: 13

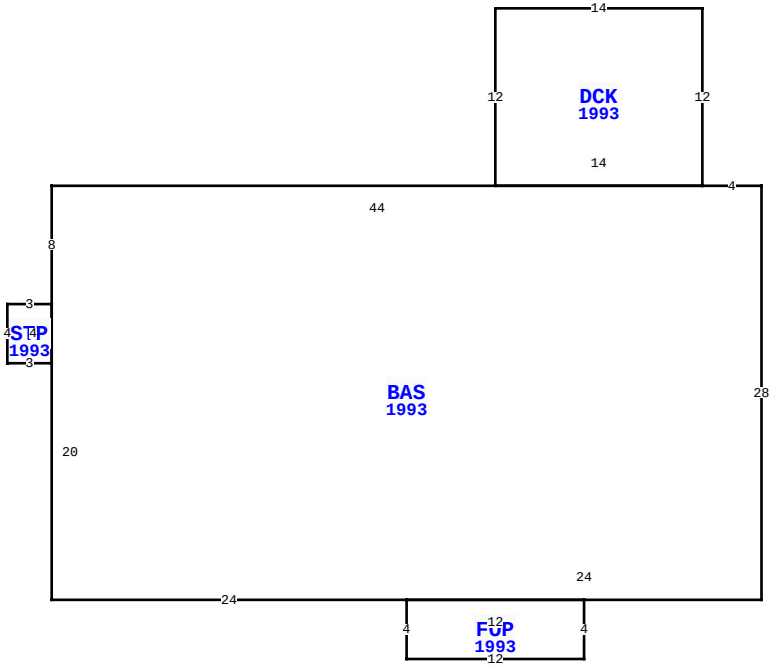
NEIGHBORHOOD/LOC: 000 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1993	1,344	57,388
DCK	168	10	1993	17	726
FOP	48	30	1993	14	598
STP	12	10	1993	1	43
TOTALS	1,572			1,376	58,755

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,376	76.5000	72.68	100,008	1960	1990	0	0	0	41.25	58.75

1 SINGLE FAM 100% - 2014 Heated Area: 1344 HX Base Yr 2014



155 JACK LANGSTON RD, SOPCHOPPY

BLD DATE	07/16/2018	MMJT	LGL DATE	
XF DATE	07/16/2018	MMJT	LAND DATE	07/16/2018 MMJT
INC DATE			AG DATE	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		58,755
TOTAL MARKET OB/XF VALUE		1,325
TOTAL LAND VALUE - MARKET		5,000
TOTAL MARKET VALUE		65,080
SOH/AGL Deduction		23,875
ASSESSED VALUE		41,205
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		16,205
TOTAL JUST VALUE		65,080
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		50,685

FR 5YR CK 8/17/23; CHG RCVR - EYB ALREADY CHGD
INCR EYB 1976-1980 ROOF OVER CC 3-2022
5 YR PRCL CK, DEL XFOB LN 4
5 YR PRCL CH, CORR QUAL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB22-000101	ROOF OVER-CC	0	02/23/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0917/0548	7/29/2013	WD	U	I	30	63,000
GRANTOR: ESTES JAMES						
GRANTEE: ESTES GARY LEE						
0772/0175	9/15/2008	CT	Q	I	01	58,000
GRANTOR: ESTES GARY / CLERK OF						
GRANTEE: ESTES JAMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4 DCK=[YR=1993] N12 W14 S12 E14 $ W44 S8 STP=[YR=1993] W3 S4 E3 N4$ S20 E24 FOP=[YR=1993] S4 E12 N4 W12$ E24 N28$.

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	0140	FIRE PLACE	0	100	0	0	1.00	UT	1,900.00	1,900.00	100	1993	1993	3	50	950	
2	0620	WOOD UTL B	0	100	8	9	72.00	SF	6.00	6.00	100	1993	1993	3	20	86	
3	0940	OPEN SHED	0	100	18	18	324.00	SF	4.00	4.00	100	1980	1980	3	20	259	
4	0770	PUMP HOUSE	0	100	5	3	15.00	SF	5.00	5.00	100	2007	2007	3	40	30	

LAND DESCRIPTION

TOTAL OB/XF 1,325

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	000100	C	SFR	100			87.00	140.00	1.00	LT		1.00	1.00	1.00	5,000.00	5,000.00	5,000							

REVIEW DATE 08/17/2023 BY FRLH Total Acres: 0.28 Total Land Value: 5,000 Market: 0 Agricultural: 0 Common: 5,000 PRINTED 04/01/2026 BY SYS