17-3S-4W P-2-M-8
IN SW 1/4 OF SW 1/4 OF SEC 17
CONT. 26.79 AC LESS 4 AC & 1AC

BRINSON JAMES WAYMAN/BRINSON ANGELA
276 BRINSON ROAD
SOPCHOPPY, FL 32358

2024

17-3S-04W-000-00141-000

BUILDING CHARACTERISTICS

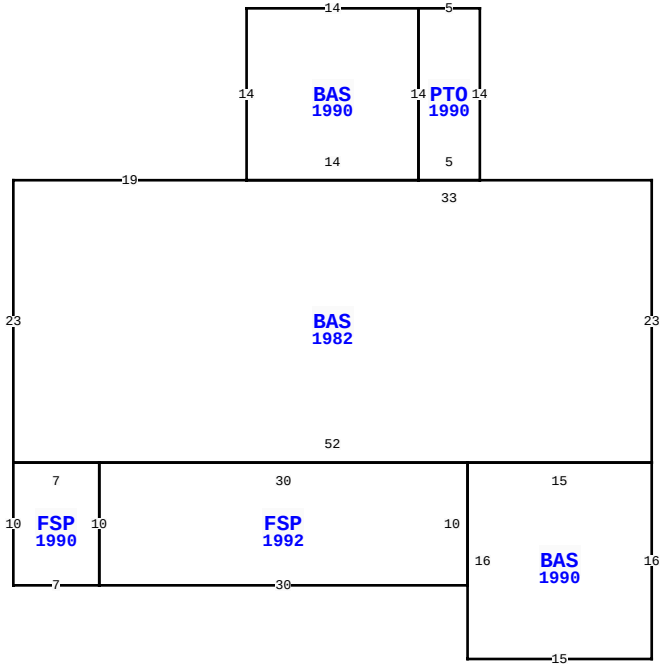
ELEMENT	CD	CONSTRUCTION
Foundation	01	WOOD FRAME 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Class	00	N/A 100
Units		0 100
Quality	03	AVERAGE
DOR CODE	5000	IMPRVD AG RES
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	1,196	100	1982	1,196	36,200
BAS	196	100	1990	196	5,932
BAS	240	100	1990	240	7,264
FSP	70	60	1990	42	1,271
FSP	300	60	1992	180	5,448
PTO	70	5	1990	4	121
TOTALS	2,072			1,858	56,238

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,858	108.1000	75.67	140,595	1982	1982	0	0	0	60.00	40.00

1 MOBILE HOM 100% - 1990 Heated Area: 1632 HX Base Yr 1990



276 BRINSON RD, SOPCHOPPY

BLD DATE	11/07/2019	MMSR	LGL DATE	11/07/2019	MMSR
XF DATE	11/07/2019	MMSR	LAND DATE		
INC DATE			AG DATE		

WAKULLA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		56,238
TOTAL MARKET OB/XF VALUE		17,955
TOTAL LAND VALUE - MARKET		143,950
TOTAL MARKET VALUE		93,397
SOH/AGL Deduction		65,602
ASSESSED VALUE		27,795
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		2,795
TOTAL JUST VALUE		218,143
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		74,313

CORRECT LAND LINE DESC
2022 AG RENEWAL RECD
UPDATE HX APP YEAR PER HIST INFO
2021 AG RENEWAL RECD

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18260	N/A	0	03/08/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1293/0041	12/01/2022	QC	U	I	11	100
GRANTOR: BRINSON JAMES WAYMAN						
GRANTEE: BRINSON JAMES WAYMA						
0371/0734	1/18/2000	WD	U	V		100
GRANTOR: BRINSON JAMES W						
GRANTEE: BRINSON JAMES WAYMA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1982] W33 BAS=[YR=1990] E14 N14 PTO=[YR=1990] S14 E5 N14 W5$ W14 S14 $ W19 S23 E52 BAS=[YR=1990] W15 FSP=[YR=1992] W30 S10 FSP=[YR=1990] N10 W7 S10 E7$ E30 N10$ S16 E15 N16$ N23$.

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	0050	CARPORT UN	0	100	20	28	560.00	SF	9.00	9.00	100	1988	1988	3	45	2,268	
2	0050	CARPORT UN	0	100	14	20	280.00	SF	9.00	9.00	100	1992	1992	3	49	1,235	
3	0620	WOOD UTL B	0	100	14	20	280.00	SF	6.00	6.00	100	1992	1992	3	20	336	
4	0620	WOOD UTL B	0	100	12	12	144.00	SF	6.00	6.00	100	1992	1992	3	20	173	
5	0050	CARPORT UN	0	100	14	20	280.00	SF	9.00	9.00	100	1992	1992	3	49	1,235	
7	0060	DECK WOOD	0	100	10	8	80.00	SF	5.00	5.00	100	1995	1995	3	20	80	
8	0051	CARPORT UN	0	100	38	28	1,064.00	SF	12.00	12.00	100	1998	1998	3	55	7,022	
9	0620	WOOD UTL B	0	100	15	12	180.00	SF	6.00	6.00	100	1993	1993	3	20	216	
10	0060	DECK WOOD	0	100	20	12	240.00	SF	5.00	5.00	100	2006	2006	3	30	360	
11	0620	WOOD UTL B	0	100	32	12	384.00	SF	6.00	6.00	100	1990	1990	3	20	461	

LAND DESCRIPTION

TOTAL OB/XF 13,386

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	000210	C	MH RURAL	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,000							
2	005980	A	TIMBER MIX N	0			0.00	0.00	12.50	AC		1.00	1.00	1.00	230.00	230.00	2,875							
3	005910	A	HARDWOOD LOW	0			0.00	0.00	13.29	AC		1.00	1.00	1.00	100.00	100.00	1,329							

REVIEW DATE 11/07/2019 BY MMSR Total Acres: 26.79 Total Land Value: 19,204 Market: 128,950 Agricultural: 4,204 Common: 15,000 PRINTED 04/08/2026 BY SYS

17-3S-4W P-2-M-8
IN SW 1/4 OF SW 1/4 OF SEC 17
CONT. 26.79 AC LESS 4 AC & 1AC

BRINSON JAMES WAYMAN/BRINSON ANGELA
276 BRINSON ROAD
SOPCHOPPY, FL 32358

2024

17-3S-04W-000-00141-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5000	IMPRVD AG RES	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE	11/07/2019 MMSR	LGL DATE	
XF DATE	11/07/2019 MMSR	LAND DATE	11/07/2019 MMSR
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WAKULLA COUNTY PROPERTY

PAGE 2 of 2 — 3

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TOTAL JUST VALUE		218,143
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		74,313

ELECTRICAL WIRE ROLLED UP
MH SITE HAD NO POWER, NO METER/POLE & ALL
5 YR PRCL CH, DEL XFOB LN 6, PU XFOB LN 20
2019 AG RENEWAL REC'D

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1293/0041	12/01/2022	QC	U	I	11	100
GRANTOR: BRINSON JAMES WAYMAN						
GRANTEE: BRINSON JAMES WAYMA						
0371/0734	1/18/2000	WD	U	V		100
GRANTOR: BRINSON JAMES W						
GRANTEE: BRINSON JAMES WAYMA						

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
12	0950	METAL SHED	0	100	16	10	160.00	SF	8.00	8.00	100	2003	2003	3	21	269	
13	0950	METAL SHED	0	100	16	10	160.00	SF	8.00	8.00	100	2003	2003	3	21	269	
14	0700	PORT BLDG	0	100	16	10	160.00	SF	8.00	8.00	100	2003	2003	3	60	768	
15	0055	PORTABLE C	0	100	36	20	720.00	SF	3.00	3.00	100	2003	2003	3	21	454	
16	0700	PORT BLDG	0	100	24	12	288.00	SF	8.00	8.00	100	2004	2004	3	62	1,428	
17	0055	PORTABLE C	0	100	20	35	700.00	SF	3.00	3.00	100	2006	2006	3	27	567	
18	0060	DECK WOOD	0	100	12	8	96.00	SF	5.00	5.00	100	2017	2017	3	91	437	
19	0060	DECK WOOD	0	100	4	4	16.00	SF	5.00	5.00	100	2017	2017	3	91	73	
20	0060	DECK WOOD	0	100	8	8	64.00	SF	5.00	5.00	100	2018	2018	3	95	304	

TOTAL OB/XF 4,569

LAND DESCRIPTION

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

REVIEW DATE 11/07/2019 **BY** MMSR Total Acres: **26.79** Total Land Value: **19,204** Market: **128,950** Agricultural: **4,204** Common: **15,000** **PRINTED 04/08/2026 BY SYS**