18-3S-4W P-4-M-8
COMM AT SE COR OF SEC 18 RUN N
ALONG SEC LINE TO OLD BRIDGE

VAN HORN DEBORAH J/DAVID E VAN HORN & DEBORAH J VA
2347 SMITH CREEK RD
SOPCHOPPY, FL 32358

2024

18-3S-04W-000-00148-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5400	TIMBERLAND 90+	
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

SMITH CREEK RD, SOPCHOPPY

BLD DATE		LGL DATE	11/04/2021 MMMM
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	191,875
TOTAL MARKET VALUE	20,864
SOH/AGL Deduction	0
ASSESSED VALUE	20,864
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	20,864
TOTAL JUST VALUE	191,875
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	0

CORRECT LAND LINES WETLAND - TIMBER
2022 AG RENEWAL RECD
5 YR PRCL CH, N/C
2021 AG RENEWAL CARD RETURNED

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0831/0109	7/12/2010	QC	U	V	11	100
GRANTOR: VAN HORN DAVID E & DE						
GRANTEE: VAN HORN DAVID E &						
0164/0507	4/03/1990	WD	U	V		63,000
GRANTOR:						
GRANTEE:						

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	005400	A	TIMBER 1 PLA	0			0.00	0.00	44.75	AC		1.00	1.00	1.00	325.00	325.00	14,544							
2	005996	A	AG WETLAND	0			0.00	0.00	8.00	AC		1.00	1.00	1.00	100.00	100.00	800							
3	005980	A	TIMBER MIX N	0					24.00	AC		1.00	1.00	1.00	230.00	230.00	5,520							

REVIEW DATE 11/04/2021 BY MMMM Total Acres: 76.75 Total Land Value: 20,864 Market: 191,875 Agricultural: 20,864 Common: 0 PRINTED 04/08/2026 BY SYS