18-5S-2W P-1-1-M-33
A PARCEL OF LAND IN SW 1/4 OF
NE 1/4 OF SEC 18 & OR 37 P 194

PORTER STEPHEN/PORTER TINA
8 BUCKHORN CREEK RD
SOPCHOPPY, FL 32358

2024

18-5S-02W-000-02789-000

BUILDING CHARACTERISTICS

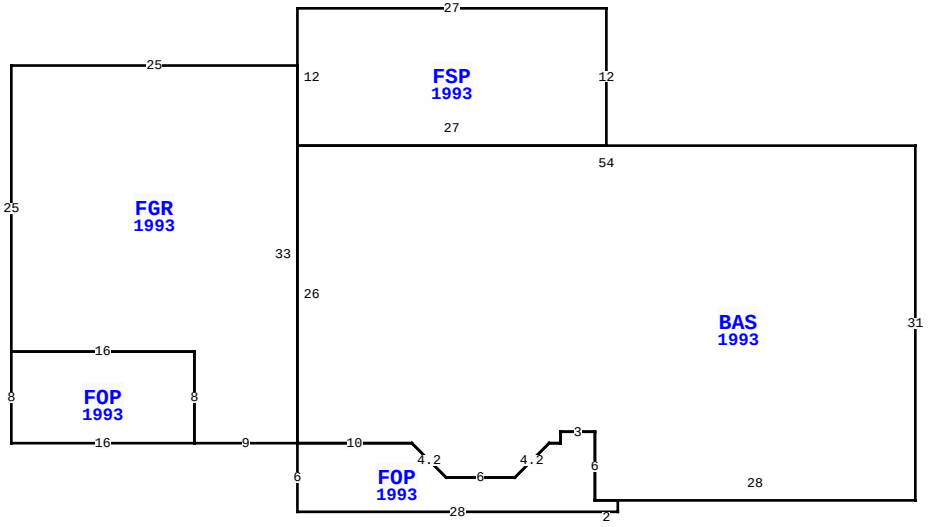
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 50
Interior Wall	05	DRYWALL 50
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
Quality	02	BELOW AVERAGE
DOR CODE	0100	SINGLE FAMILY
MAP NUM	5	MKT AREA 02
NEIGHBORHOOD/LOC	000	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,568	100	1993	1,568	97,555
FGR	697	50	1993	348	21,651
FOP	128	30	1993	38	2,364
FOP	134	30	1993	40	2,488
FSP	324	55	1993	178	11,074
TOTALS	2,851			2,172	135,134

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,172	97.7500	92.86	201,692	1990	1990	0	0	0	33.00	67.00

1 SINGLE FAM 100% - 2004 Heated Area: 1568 HX Base Yr 2004



8 BUCKHORN CREEK RD, SOPCHOPPY

BLD DATE	04/09/2019	MMAK	LGL DATE		
XF DATE	04/09/2019	MMAK	LAND DATE	04/09/2019	MMAK
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
1	0050	CARPORT UN	0	100	32	20	640.00	SF	9.00	9.00	100	1993	1993	3	50	2,880	
2	0620	WOOD UTL B	0	100	12	20	240.00	SF	6.00	6.00	100	1993	1993	3	20	288	
3	0210	CONCRETE D	0	100	20	16	320.00	SF	6.00	6.00	100	1990	1990	3	20	384	
4	0211	CONCRETE W	0	100	6	4	24.00	SF	6.00	6.00	100	1990	1990	3	20	29	
5	0810	UNFINISH S	0	100	27	14	378.00	SF	19.00	19.00	100	2003	2003	3	60	4,309	
6	0940	OPEN SHED	0	100	8	6	48.00	SF	4.00	4.00	100	2007	2007	3	30	58	
7	0140	FIRE PLACE	0	100	0	0	1.00	UT	1,900.00	1,900.00	100	1990	1990	3	47	893	
8	0700	PORT BLDG	0	100	14	8	112.00	SF	8.00	8.00	100	2017	2017	3	88	788	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		135,134
TOTAL MARKET OB/XF VALUE		9,629
TOTAL LAND VALUE - MARKET		39,400
TOTAL MARKET VALUE		184,163
SOH/AGL Deduction		42,627
ASSESSED VALUE		141,536
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		91,536
TOTAL JUST VALUE		184,163
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		176,617

5 YR PRCL CH, PU XFOB LN 7 & 8
CORR TRAV, PU XFOB LN 6, DEL XFOB LN 7
5 YR PRCL CH, PU FNDN & FRME, CORR INT, PU
TO CORRECT CAP ON SOH DISC ITEMS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0478/0544	3/13/2003	WD	Q	I		146,860
GRANTOR: HARRIS WILLIE C & MAR						
GRANTEE: PORTER STEPHEN & TI						
0157/0834	9/18/1989	WD	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W54 FSP=[YR=1993] E27 N12 W27 S12$ S26
FGR=[YR=1993] N33 W25 S25 E16 S8 FOP=[YR=1993] N8 W16 S8 E16$
E9$ FOP=[YR=1993] S6 E28 N1 W2 N6 W3 S1 W1 L3 D3 W6 L3 U3
W10$ E10 R3 D3 E6 R3 U3 E1 N1 E3 S6 E28 N31$.

LAND DESCRIPTION

TOTAL OB/XF 9,629

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			0.00	0.00	3.94	AC		1.00	1.00	1.00	10,000.00	10,000.00	39,400							

REVIEW DATE 04/09/2019 BY MMAK Total Acres: 3.94 Total Land Value: 39,400 Market: 0 Agricultural: 0 Common: 39,400 PRINTED 07/01/2026 BY SYS