19-3S-4W P-1-M-8
PARCEL CONT 190 AC M/L LYING
IN THE N 1/2 OF SEC 19-3S-4W

VAN HORN DEBORAH J TRUSTEE
2347 SMITH CREEK RD
SOPCHOPPY, FL 32358

2024

19-3S-04W-000-00158-000

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	
XF DATE		LAND DATE	04/01/2014 MMSR
INC DATE		AG DATE	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	475,000
TOTAL MARKET VALUE	28,500
SOH/AGL Deduction	0
ASSESSED VALUE	28,500
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	28,500
TOTAL JUST VALUE	475,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	0

CORRECT LAND DESCRIPTION WETLAND-TIMBER
5 YR CHK NO CHANGE
2022 AG RENEWAL RECD
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	18	100
GRANTOR: VAN HORN DAVID E & DE						
GRANTEE: VAN HORN DAVID E &						
0164/0505	4/26/1990	QC	U	V		100
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	005500	A	TIMBER 2 PLA	0			0.00	0.00	95.00	AC		1.00	1.00	1.00	200.00	200.00	19,000							
2	005996	A	AG WETLAND	0			0.00	0.00	40.00	AC		1.00	1.00	1.00	100.00	100.00	4,000							
3	005910	A	HARDWOOD LOW	0			0.00	0.00	55.00	AC		1.00	1.00	1.00	100.00	100.00	5,500							

REVIEW DATE 02/17/2022 BY MMLA Total Acres: 190.00 Total Land Value: 28,500 Market: 475,000 Agricultural: 28,500 Common: 0 PRINTED 04/08/2026 BY SYS