22-2S-5W P-3-M-1
S 1/2 OF A 2 AC TRACT BOUGHT
FROM MRS WILLIE LANGSTON

GANDY T G ETAL/GANDY MARY ETAL
1660 METROPOLITAN CIR
TALLAHASSEE, FL 32308-3731

**2024**

22-2S-05W-000-00005-000

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0001 | VAC RES / WXFOBS | |
| 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 | 05/11/2018 MMJT | LGL DATE | 05/11/2018 MMJT |
| 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 | 320 |
| TOTAL LAND VALUE - MARKET | 19,620 |
| TOTAL MARKET VALUE | 19,940 |
| SOH/AGL Deduction | 11,867 |
| ASSESSED VALUE | 8,073 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 8,073 |
| TOTAL JUST VALUE | 19,940 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 19,939 |

MM 5YRCHK COR SF XFOB1

2023 TRIM RETURNED COA/ ALSO ON NCOA REPORT

MM 5YR CK NC VACANT PRCL

TO READ S 1/2 INSTEAD OF S 1/4 PER OR 653/278

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0653/0278 | 4/12/2006 | WD | Q | V | 01 | 100 |
| GRANTOR: T.G. GANDY | | | | | | |
| GRANTEE: T.G. GANDY AS TRUST | | | | | | |
| 0095/0021 | 4/01/1983 | WD | Q | I | | 5,000 |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0940 | OPEN SHED | 0 | 0 | 20 | 20 | 400.00 | SF | 4.00 | 4.00 | 100 | 2002 | 2002 | 3 | 20 | 320 | |

## LAND DESCRIPTION

TOTAL OB/XF 320

| 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 | 000000 | C | VAC RES | 0 | | | 114.00 | 375.00 | 0.98 | AC | | 1.00 | 1.00 | 1.00 | 20,000.00 | 20,000.00 | 19,620 | | | | | | | |

REVIEW DATE 09/06/2023 BY MMRO Total Acres: 0.98 Total Land Value: 19,620 Market: 0 Agricultural: 0 Common: 19,620 PRINTED 04/22/2026 BY SYS