23-2S-5W P-1-M-3
IN NW 1/4 & SW 1/4 OF SEC 23
DB 45 P 24 & DB 50 P 289

LANGSTON DARYL J/LANGSTON TINA S
PO BOX 237
SOPCHOPPY, FL 32358

**2024**

23-2S-05W-000-00007-000

## BUILDING CHARACTERISTICS

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

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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## 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 | 03/25/2014 MMSR |
| 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 | 88,650 |
| TOTAL MARKET VALUE | 3,657 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 3,657 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 3,657 |
| TOTAL JUST VALUE | 88,650 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 0 |

5YR PRCL CK NC
2022 AG RENEWAL RECD
2021 AG RENEWAL RECD
5 YR PRCL CH, N/C

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |
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## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1367/0566 | 8/20/2024 | QC | U | I | 11 | 100 |
| GRANTOR: LANGSTON DARYL | | | | | | |
| GRANTEE: LANGSTON DARYL J | | | | | | |
| 0798/0421 | 7/01/2009 | WD | U | V | 11 | 100 |
| GRANTOR: LANGSTON REDDICK LIFE | | | | | | |
| GRANTEE: LANGSTON DARYL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

## 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 | 11.00 | AC | | 1.00 | 1.00 | 1.00 | 325.00 | 325.00 | 3,575 | | | | | | | |
| 2 | 005996 | A | AG WETLAND | 0 | | | 0.00 | 0.00 | 0.82 | AC | | 1.00 | 1.00 | 1.00 | 100.00 | 100.00 | 82 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
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REVIEW DATE 04/11/2021 BY GEJS Total Acres: 11.82 Total Land Value: 3,657 Market: 88,650 Agricultural: 3,657 Common: 0 PRINTED 04/22/2026 BY SYS