23-5S-3W P-7-M-27
ALL OF SEC 23 LYING E OF
SOPCHOPPY RIVER LESS N 1/2 OF

THE AGATHA HARMS WILLIAMS TRUST/ROGERS AGNES
268 PARK AVE
SOPCHOPPY, FL 32358-1535

2024

23-5S-03W-000-01082-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

42 HARMS RD, SOPCHOPPY

BLD DATE	10/27/2021 JSJS	LGL DATE	10/27/2021 JSJS
XF DATE		LAND DATE	
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	324,285
TOTAL MARKET VALUE	34,940
SOH/AGL Deduction	3,000
ASSESSED VALUE	31,940
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	31,940
TOTAL JUST VALUE	324,285
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	20,000

2022 AG RENEWAL RECD
5 YR PRCL CH, N/C
COA PER NCOA REPORT
2021 AG RENEW W/O RETURN CARD

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000112	CELL MOD-CO	0	03/13/2020
18000823	OTHER-CELL TOWER-	0	08/31/2018
2014151	COMM-CO	0	02/24/2014
20061501	ELEC - CELL TOWER	0	09/15/2006
20061381	ANTENNA CELL TOWE	0	08/22/2006
029020	CELL TWR	0	05/13/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0785/0772	2/10/2009	WD	U	V	11	100
GRANTOR: THE HARMS FAMILY TRUS						
GRANTEE: THE AGATHA HARMS WI						
0637/0492	1/25/2006	QC	Q	V	02	100
GRANTOR: HARMS OLLIE C						
GRANTEE: THE HARMS FAMILY TR						

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	009101	C	UTILITY TOWE	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	25,000							
2	005500	A	TIMBER 2 PLA	0			0.00	0.00	13.89	AC		1.00	1.00	1.00	200.00	200.00	2,778							
3	005910	A	HARDWOOD LOW	0			0.00	0.00	71.62	AC		1.00	1.00	1.00	100.00	100.00	7,162							

REVIEW DATE 10/27/2021 BY JSJS Total Acres: 86.51 Total Land Value: 34,940 Market: 299,285 Agricultural: 9,940 Common: 25,000 PRINTED 04/22/2026 BY SYS