PARCEL 1 BEING 17.01 ACRES
DESCRIBED IN OR 268 P 137
OR 998 P 570 DC OR 1196 P 346

DANN AND DIANNE FLYNN REVOCABLE TRUST/FLYNN DANN A
83 GERTIE BROWN RD
SOPCHOPPY, FL 32358

2024

23-5S-03W-000-01091-005

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5900	TIMBERLAND MIXED	
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

32 GERTIE BROWN 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	349
TOTAL LAND VALUE - MARKET	127,575
TOTAL MARKET VALUE	5,877
SOH/AGL Deduction	0
ASSESSED VALUE	5,877
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,877
TOTAL JUST VALUE	127,924
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	393

2022 AG APP RECVD APPRVD REINSTATED

2022 AG REMOVED NO RETURN CARD

5YR PRCL CH, N/C

2021 AG RENEWAL CARD REC'D

PERMIT NUM	DESCRIPTION	AMT	ISSUED
024234	ELECT	0	10/30/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1352/0188	3/21/2024	WD	U	V	30	100
GRANTOR: FLYNN DANN O & LINDA						
GRANTEE: DANN AND DIANNE FLY						
1245/0827	3/08/2021	CD	U	V	11	100
GRANTOR: BYRD GEORGE MICHAEL &						
GRANTEE: FLYNN DANN O & LIND						

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	26	14	364.00	SF	4.00	4.00	100	2005	2005	3	24	349	

LAND DESCRIPTION

TOTAL OB/XF 349

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	005970	A	TIMBER MIX 1	0			0.00	0.00	17.01	AC		1.00	1.00	1.00	325.00	325.00	5,528							

REVIEW DATE 10/27/2021 BY JSJS Total Acres: 17.01 Total Land Value: 5,528 Market: 127,575 Agricultural: 5,528 Common: 0 PRINTED 04/22/2026 BY SYS