23-5S-3W P-15-1-M-27
1/2 ACRE IN SE 1/4 OF SEC 23
OR 31 P 851 OR 293 P 704

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

**2024**

**23-5S-03W-000-01093-000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
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|---|---|---|---|
| DOR CODE | 0000 | VACANT RESIDENTIAL | |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

SOPCHOPPY HWY, SOPCHOPPY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 09/27/2016 MMKT |
| 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 | 0 |
| TOTAL LAND VALUE - MARKET | 2,500 |
| TOTAL MARKET VALUE | 2,500 |
| SOH/AGL Deduction | 987 |
| ASSESSED VALUE | 1,513 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 1,513 |
| TOTAL JUST VALUE | 2,500 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 2,500 |

5YR PRCL CK NC

COC R210153 ADJUST LAND VALUE

5 YR PRCL CH, N/C

GEORGE MILFORD BYRD DOD 3-3-2016 OR 998 P 570

| 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 |
|---|---|---|---|---|---|---|
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | |
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## 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 | 000000 | C | VAC RES | 0 | | | 0.00 | 0.00 | 0.50 | AC | | 1.00 | 1.00 | 0.50 | 10,000.00 | 5,000.00 | 2,500 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
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REVIEW DATE 04/11/2021 BY GEJS Total Acres: 0.50 Total Land Value: 2,500 Market: 0 Agricultural: 0 Common: 2,500 PRINTED 04/22/2026 BY SYS