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

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	
XF DATE		LAND DATE	09/27/2016 MMKT
INC DATE		AG DATE	

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

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

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

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							

REVIEW DATE 04/11/2021 BY GEJS Total Acres: 0.50 Total Land Value: 2,500 Market: 0 Agricultural: 0 Common: 2,500 PRINTED 06/17/2026 BY SYS