23-5S-3W P-19-M-27
LOT 98,99,100,101 & 102
SE 1/4 OF SE 1/4 OF SEC 23 OF

DANN & DIANNE FLYNN REV TRUST/FLYNN DANN AS TRUSTE
83 GERTIE BROWN RD
SOPCHOPPY, FL 32358

2024

23-5S-03W-000-01098-000

WAKULLA COUNTY PROPERTY

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	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	37,000
TOTAL MARKET VALUE	37,000
SOH/AGL Deduction	23,250
ASSESSED VALUE	13,750
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	13,750
TOTAL JUST VALUE	37,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	12,500

2024 TRIM RTS - TEMP AWAY
5YR PRCL CK NC
COC R210154 ADJUST LAND VALUE
OF LOTS FOR PARCEL. OR 1196 P 346

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1352/0188	3/24/2024	WD	U	V	30	0
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

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			512.00	110.00	5.00	LT		1.00	1.00	1.00	7,400.00	7,400.00	37,000							

REVIEW DATE 04/11/2021 BY GEJS Total Acres: 1.29 Total Land Value: 37,000 Market: 0 Agricultural: 0 Common: 37,000 PRINTED 04/22/2026 BY SYS