

RIVERVIEW SUBD  
 BLOCK 102 LOT 7  
 OR 79 P 660 & OR 84 P 673

BRIGHAM C JOSEPH  
 2712 NEYCHATEL DR  
 TALLAHASSEE, FL 32303

2024

23-5S-03W-042-01116-000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										WAKULLA COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
																				<b>VALUATION BY</b> Tax Group: 3 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 0 <b>TOTAL LAND VALUE - MARKET</b> 90,000 <b>TOTAL MARKET VALUE</b> 90,000 <b>SOH/AGL Deduction</b> 43,415 <b>ASSESSED VALUE</b> 46,585 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 46,585 <b>TOTAL JUST VALUE</b> 90,000 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 70,000																							
																				5 YR PRCL CH, N/C 5 YR PRCL CH, N/C 5 YR PRCL CH, CHG LAND CODE TO VACANT OLD SFD STATUS, LOT CLEARED STILL VACANT																							
																				<table border="1"> <thead> <tr> <th>PERMIT NUM</th> <th>DESCRIPTION</th> <th>AMT</th> <th>ISSUED</th> </tr> </thead> <tbody> <tr> <td>200845</td> <td>SFD-VOIDED</td> <td>0</td> <td>01/17/2008</td> </tr> </tbody> </table>										PERMIT NUM	DESCRIPTION	AMT	ISSUED	200845	SFD-VOIDED	0	01/17/2008						
PERMIT NUM	DESCRIPTION	AMT	ISSUED																																								
200845	SFD-VOIDED	0	01/17/2008																																								
																				<b>SALES DATA</b> <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>0888/0329</td> <td>8/31/2012</td> <td>QC</td> <td>U</td> <td>V</td> <td>11</td> <td>100</td> </tr> </tbody> </table> GRANTOR: BAILEY WILLIAM A GRANTEE: BRIGHAM C JOSEPH 0691/0246 12/27/2006 WD Q V 188,100 GRANTOR: EARLY EDWARD GARY GRANTEE: BRIGHAM C JOSEPH &										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	0888/0329	8/31/2012	QC	U	V	11	100
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																					
0888/0329	8/31/2012	QC	U	V	11	100																																					
<b>TOTALS</b> <b>EXTRA FEATURES</b>										GERTIE BROWN RD, SOPCHOPPY <table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td>10/07/2016</td> <td></td> <td>MMKT</td> <td>07/29/2019</td> <td>MMJT</td> </tr> </tbody> </table>										BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE		10/07/2016		MMKT	07/29/2019	MMJT												
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																																						
	10/07/2016		MMKT	07/29/2019	MMJT																																						
L N	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																											
																	<b>BUILDING NOTES</b>																										
																	<b>BUILDING DIMENSIONS</b>																										
																	<b>LAND DESCRIPTION</b>																										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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			100.00	250.00	1.00	LT		1.00	1.00	1.00	90,000.00	90,000.00	90,000																										
																	<b>TOTAL OB/XF</b> 0																										
<b>REVIEW DATE</b> 01/01/2021 <b>BY</b> TBEB Total Acres: 0.57 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 <b>PRINTED 06/10/2026 BY SYS</b>																																											