

RIVERVIEW SUBD
 BLOCK 200 LOTS 6
 OR 36 P 939 & OR 89 P 651

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

2024

23-5S-03W-042-01122-000



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																					
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 7,400 TOTAL MARKET VALUE 7,400 SOH/AGL Deduction 1,900 ASSESSED VALUE 5,500 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 5,500 TOTAL JUST VALUE 7,400 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 5,000 5 YR PRCL CH, N/C 5 YR PRCL CH, N/C 5 YR PRCL CH, N/C COC # R060204																							
																				PERMIT NUM DESCRIPTION AMT ISSUED 																							
																				SALES DATA <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>1352/0188</td> <td>3/21/2024</td> <td>WD</td> <td>U</td> <td>V</td> <td>30</td> <td>100</td> </tr> </tbody> </table> GRANTOR: FLYNN DANN O & DIANNA GRANTEE: DANN AND DIANNE FLY 0833/0510 3/04/2010 WD Q V 01 15,000 GRANTOR: BROWN CHARLES T & SU GRANTEE: FLYNN DANN F & DIAN										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1352/0188	3/21/2024	WD	U	V	30	100
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1352/0188	3/21/2024	WD	U	V	30	100																																					
TOTALS EXTRA FEATURES										GERTIE BROWN RD, SOPCHOPPY BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 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																											
																	BUILDING NOTES 																										
																	BUILDING DIMENSIONS 																										
LAND DESCRIPTION										TOTAL OB/XF										0																							
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			0.00	0.00	1.00	LT		1.00	1.00	1.00	7,400.00	7,400.00	7,400																										
REVIEW DATE 07/29/2019 BY MMJT Total Acres: 0.17 Total Land Value: 7,400 Market: 0 Agricultural: 0 Common: 7,400 PRINTED 04/22/2026 BY SYS																																											