

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 STANDARD<br>Tax Group: 3 Tax Dist:<br>BUILDING MARKET VALUE 0<br>TOTAL MARKET OB/XF VALUE 0<br>TOTAL LAND VALUE - MARKET 7,400<br>TOTAL MARKET VALUE 7,400<br>SOH/AGL Deduction 1,900<br>ASSESSED VALUE 5,500<br>TOTAL EXEMPTION VALUE 0<br>BASE TAXABLE VALUE 5,500<br>TOTAL JUST VALUE 7,400<br>NCON VALUE 0<br>INCOME VALUE<br>PREVIOUS YEAR MKT VALUE 5,000<br>5 YR PRCL CH, N/C<br>5 YR PRCL CH, N/C<br>5 YR PRCL CH, N/C<br>COC # R060204 |        |                   |    |        |  |  |  |  |  |  |  |
| 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   |                  |                         |                      |              |                      |          |       |       |                |                            |         |             |             |                |                 |                |               |                             |      |  |        |                   |    |        |  |  |  |  |  |  |  |
| EXTRA FEATURES   |                  |                         |                      |              |                      |          |       |       |                | GERTIE BROWN RD, SOPCHOPPY |         |             |             |                |                 |                |               |                             |      | BLD DATE<br>XF DATE<br>INC DATE<br>LGL DATE<br>LAND DATE<br>AG DATE<br>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          |               |                             |      |  |        |                   |    |        |  |  |  |  |  |  |  |
|  |                  |                         |                      |              |                      |          |       |       |                |                            |         |             |             |                |                 |                | 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 06/10/2026 BY SYS |                  |                         |                      |              |                      |          |       |       |                |                            |         |             |             |                |                 |                |               |                             |      |  |        |                   |    |        |  |  |  |  |  |  |  |

| 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 & 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   |           |           |     |     |        |            |

| BUILDING NOTES |
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| BUILDING DIMENSIONS |
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