RIVERVIEW SUBD BLOCK 200 LOT 7
OR 427 P 72 OR 678 P 157
OR 1352 P 188

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

2024

23-5S-03W-042-01122-001

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

GERTIE BROWN RD, SOPCHOPPY

BLD DATE		LGL DATE	
XF DATE	09/27/2017 MMSR	LAND DATE	09/27/2017 MMSR
INC DATE		AG DATE	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	2,086
TOTAL LAND VALUE - MARKET	7,400
TOTAL MARKET VALUE	9,486
SOH/AGL Deduction	1,733
ASSESSED VALUE	7,753
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	7,753
TOTAL JUST VALUE	9,486
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	7,048

2024 TRIM RTS - TEMP AWAY

5 YR CHK NO CHANGE

5 YR PRCL CH, N/C

5 YR PRCL CH, PU XFOB LN 2 & 3

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						
0678/0157	9/29/2006	WD	Q	V		35,000
GRANTOR: BROWN CHARLES T & SUS						
GRANTEE: FLYNN DANN O & DIAN						

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
1	0055	PORTABLE C	0	0	20	18	360.00	SF	3.00	3.00	100	2009	2009	3	39	421	
2	0055	PORTABLE C	0	0	20	18	360.00	SF	3.00	3.00	100	2015	2015	3	67	724	
3	0700	PORT BLDG	0	0	14	10	140.00	SF	8.00	8.00	100	2015	2015	3	84	941	

LAND DESCRIPTION

TOTAL OB/XF 2,086

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	1.00	LT		1.00	1.00	1.00	7,400.00	7,400.00	7,400							

REVIEW DATE 04/01/2022 BY MMLA Total Acres: 0.17 Total Land Value: 7,400 Market: 0 Agricultural: 0 Common: 7,400 PRINTED 06/10/2026 BY SYS