P-4-5-M-25 A TRACT IN THE NW 1/4 BEING THE SOUTH 1/2 OF A 54 AC TRACT CONT 27.40 AC

THACKER DONNA J
965 OAK PARK ROAD
SOPCHOPPY, FL 32358

2024

25-4S-03W-000-00416-003

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5000	IMPRVD AG RES	
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

965 OAK PARK RD, SOPCHOPPY

BLD DATE		LGL DATE	
XF DATE	04/12/2019 MMSS	LAND DATE	04/12/2019 MMSS
INC DATE		AG DATE	

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	0700	PORT BLDG	0	0	40	8	320.00	SF	8.00	8.00	100	2006	2006	3	66	1,690	
2	0700	PORT BLDG	0	0	40	8	320.00	SF	8.00	8.00	100	2003	2003	3	60	1,536	
3	0620	WOOD UTL B	0	0	33	24	792.00	SF	6.00	6.00	20	1955	1955	3	20	950	

WAKULLA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	4,176
TOTAL LAND VALUE - MARKET	147,000
TOTAL MARKET VALUE	27,216
SOH/AGL Deduction	9,142
ASSESSED VALUE	18,074
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	18,074
TOTAL JUST VALUE	151,176
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	17,307

2022 CUSTOMER AG RECEIPT RETURNED BACK TO US.

COA PER OWNER ADDR REQ FORM

2021 A RENEWAL RECD

5 YR PRCL CK, N/C

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071515	ELEC SERV	0	10/23/2007
30700	UTL	0	08/29/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0931/0182	1/15/2014	WD	U	V	11	100
GRANTOR: PITRE DONNA J						
GRANTEE: THACKER DONNA FKA D						
0591/0747	5/09/2005	QC	Q	V	01	100
GRANTOR: PITRE						
GRANTEE: PITRE						

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 4,176

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	000110	C	SFR RURAL	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,000							
2	005970	A	TIMBER MIX 1	0			0.00	0.00	24.00	AC		1.00	1.00	1.00	325.00	325.00	7,800							
3	005996	A	AG WETLAND	0			0.00	0.00	2.40	AC		1.00	1.00	1.00	100.00	100.00	240							

REVIEW DATE 04/12/2019 BY MMSS Total Acres: 27.40 Total Land Value: 23,040 Market: 132,000 Agricultural: 8,040 Common: 15,000 PRINTED 04/29/2026 BY SYS