RIO PAZ SUBD LOT 14
13.06 AC
OR 182 P 359 OR 276 P 353

BRICE FRANK/BRICE ALLANA
428 OTTER CREEK RD
SOPCHOPPY, FL 32358

2024

29-3S-01E-244-05506-A14

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5900	TIMBERLAND MIXED	
MAP NUM	1	MKT AREA	12
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

RIO PAZ TRCE, CRAWFORDVILLE

BLD DATE	03/31/2016 FRSR	LGL DATE	03/31/2016 FRSR
XF DATE		LAND DATE	
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	4,593
TOTAL LAND VALUE - MARKET	110,450
TOTAL MARKET VALUE	28,119
SOH/AGL Deduction	0
ASSESSED VALUE	28,119
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	28,119
TOTAL JUST VALUE	115,043
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	23,998

2022 AG APP RECVD APPRVD

5 YR PARCEL CHECK - NO CHANGES

2022 AG REMOVED NO APP RECVD

2021 AG RENEWAL RECD

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1270/0535	6/23/2022	LD	U	I	14	100
GRANTOR: BRICE FRANK & ALLANA						
GRANTEE: BRUCE FRANK ALLANA						
1227/0556	9/08/2021	WD	Q	V	01	90,000
GRANTOR: COFER WALTER L						
GRANTEE: BRICE FRANK & ALLAN						

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	0375	WOOD WALK	0	0	337	3	1,011.00	SF	15.00	15.00	100	2001	2001	3	20	3,033	
2	0350	BOATDOCK A	0	0	15	14	210.00	SF	26.40	26.40	100	2001	2001	GD	20	1,109	
3	0740	UNFINISH O	0	0	8	8	64.00	SF	11.00	11.00	100	2005	2005	3	64	451	

LAND DESCRIPTION

TOTAL OB/XF 4,593

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	000132	C	SFR RIVER	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	20,000.00	20,000.00	20,000							
2	005970	A	TIMBER MIX 1	0			0.00	0.00	10.31	AC		1.00	1.00	1.00	325.00	325.00	3,351							
3	005996	A	AG WETLAND	0					1.75	AC		1.00	1.00	1.00	100.00	100.00	175							

REVIEW DATE 04/11/2021 BY GEJS Total Acres: 13.06 Total Land Value: 23,526 Market: 90,450 Agricultural: 3,526 Common: 20,000 PRINTED 04/01/2026 BY SYS