1 AC M/L IN SECTION 31-3S-4W
P-9-4-M-9 OR 111 P 971
OR 408 P 561 OR 828 P 669

NIEDZWIECKI KIM MARIE/MCCARTY CRAIG ALAN
4800 HWY A1A #409
WOOVERO BEACH, FL 32963

2024

31-3S-04W-000-00210-004

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT RESIDENTIAL	
MAP NUM	5	MKT AREA	13
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

243 ALTON LN, SOPCHOPPY

BLD DATE	09/29/2015	MMSR	LGL DATE	04/26/2019	MMKT
XF DATE	09/29/2015	MMKT	LAND DATE		
INC DATE			AG DATE		

WAKULLA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	17,577
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	67,577
SOH/AGL Deduction	31,990
ASSESSED VALUE	35,587
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	35,587
TOTAL JUST VALUE	67,577
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	67,619

5 YR PRCL CH, P/U XFOB LN 10
10, CHG ALL CODES TO 0700
04611-020 11/14) PU XFOB LN 8-9, DEL XFOB LN
5 YR PRCL CH, DEL 2011 DWMH (MOVED TO PRCL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2012493	MECH	0	07/26/2012
2012419	MH SETUP -CO	0	07/03/2012
29725	MECH	0	01/10/2003
29652	SWMH	0	12/05/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1349/0847	3/01/2024	WD	Q	I	05	185,000
GRANTOR: MCCAMMON JAMES E SR						
GRANTEE: NIEDZWIECKI KIM MAR						
1030/0256	3/21/2017	QC	U	I	11	46,000
GRANTOR: GIBBS BETTY R						
GRANTEE: MCCAMMON JAMES E SR						

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	0900	MH SITE	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	1980	1980	3	100	5,000	
2	1165	RV SITE CH	0	0	0	0	2.00	UT	4,400.00	4,400.00	100	1980	1980	3	73.5	6,468	
3	0940	OPEN SHED	0	0	18	10	180.00	SF	4.00	4.00	100	1980	1980	3	20	144	
4	0630	METAL UTL	0	0	20	10	200.00	SF	8.00	8.00	100	1980	1980	3	20	320	
5	0375	WOOD WALK	0	0	24	9	216.00	SF	15.00	15.00	100	1988	1988	3	20	648	
6	0740	UNFINISH O	0	0	20	10	200.00	SF	11.00	11.00	100	2006	2006	3	66	1,452	
7	0940	OPEN SHED	0	0	14	10	140.00	SF	4.00	4.00	100	2008	2008	3	34	190	
8	0630	METAL UTL	0	0	36	24	828.00	SF	8.00	8.00	100	1988	1988	3	20	1,325	
9	0960	SCREEN ROO	0	0	10	10	100.00	SF	21.00	21.00	20	2008	2008	3	20	420	
10	0800	FINISHED S	0	0	0	0	310.00	SF	23.00	23.00	20	2010	2010	3	20	1,426	

TOTAL OB/XF 17,393

LAND DESCRIPTION

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	000003	C	VAC OCH RIVE	0			260.00	0.00	1.00	AC		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 02/17/2022 BY MM Total Acres: 1.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 04/22/2026 BY SYS

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INCOME VALUE	
PREVIOUS YEAR MKT VALUE	67,619

2015 TRIM RET. VACANT UTF
ADD CHG PER WAKULLA TRIM NCOA REPORT
CRT PRCL AND SALE KEY PUNCH ERROR
RP #'S 12615811 & 12615813

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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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
11	0770	PUMP HOUSE	0	0	5	4	20.00	SF	0.00	0.00	100	2013	2013	3	75	0	
12	0940	OPEN SHED	0	0	16	4	64.00	SF	4.00	4.00	100	2016	2016	3	72	184	
13	0055	PORTABLE C	0	0	42	20	840.00	SF	0.00	0.00	100	2020	2020	3	89	0	

LAND DESCRIPTION

TOTAL OB/XF 184

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

REVIEW DATE 02/17/2022 BY MM Total Acres: 1.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 04/22/2026 BY SYS