32-3S-4W P-13-M-9
IN SE 1/4 OF SEC 32 KNOWN AS
TRACT C OF E J LANGSTON'S LAND

MERRITT WILLIAM R/MERRITT MARGARET T
3300 SMITH CREEK RD
SOPCHOPPY, FL 32358

2024

32-3S-04W-000-00214-000

WAKULLA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5400	TIMBERLAND 90+	
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

SMITH CREEK RD, SOPCHOPPY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/01/2014 MMSR
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	311,195
TOTAL MARKET VALUE	49,325
SOH/AGL Deduction	3,000
ASSESSED VALUE	46,325
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	46,325
TOTAL JUST VALUE	311,195
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	20,000

5YR PRCL CK NC
2022 AG RENEWAL RECD
2021 AG RENEWAL RECD
2019 AG RENEWAL REC'D

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000356	250' CELL TOWER-C	0	01/13/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0821/0457	3/18/2010	WD	U	V	12	250,000
GRANTOR: WAKULLA BANK						
GRANTEE: MERRITT WILLIAM R &						
0815/0536	12/21/2009	DF	U	V	12	353,000
GRANTOR: PROTOCALL COMMUNICATI						
GRANTEE: WAKULLA BANK						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	005400	A	TIMBER 1 PLA	0			0.00	0.00	71.77	AC		1.00	1.00	1.00	325.00	325.00	23,325							
2	005910	A	HARDWOOD LOW	0			0.00	0.00	10.00	AC		1.00	1.00	1.00	100.00	100.00	1,000							
3	009101	C	UTILITY TOWE	0			0.00	0.00	1.00	UT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							

REVIEW DATE 04/11/2021 BY GEJS Total Acres: 82.00 Total Land Value: 49,325 Market: 286,195 Agricultural: 24,325 Common: 25,000 PRINTED 04/22/2026 BY SYS