

SOPCHOPPY RIVER DEVELOPMENT
 LOT 2
 OR 98 P 656 & OR 99 P 370

PHILLIPS JOHN W
 7627 BRANGUS DR
 TALLAHASSEE, FL 32311

2024

34-4S-03W-043-00467-000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										WAKULLA COUNTY PROPERTY																																																																												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																																																													
															VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 2,681 TOTAL LAND VALUE - MARKET 20,000 TOTAL MARKET VALUE 22,681 SOH/AGL Deduction 2,847 ASSESSED VALUE 19,834 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 19,834 TOTAL JUST VALUE 22,681 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 22,799																																																																													
															5YR PRCL CK NC MM 5 YR PRCL CK, N/C 5YR PRCL CK, N/C DELETE RV 4-5, PU XFOB LN 1-3																																																																													
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LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000700	C	MISC RES	0			85.00	208.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							