SOPCHOPPY RIVER DEVELOPMENT
LOT 6
OR 74 P 77 & OR 86 P 856

WILLIAMS JOHN DOUGLASS/WILLIAMS NANCY I
1862 JEFFERSON RD
TALLAHASSEE, FL 32317

2024

34-4S-03W-043-00470-000

WAKULLA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT RESIDENTIAL	
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

FONIGAN RD, SOPCHOPPY

BLD DATE		LGL DATE	04/12/2019 MMSS
XF DATE		LAND DATE	
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	25,500
TOTAL MARKET VALUE	25,500
SOH/AGL Deduction	9,528
ASSESSED VALUE	15,972
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	15,972
TOTAL JUST VALUE	25,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	20,000

5 YR PRCL CK, N/C
5 YR PRCL CH, N/C
5YR PRCL CHK/NO CHG.(M.MUSACHIO)
3 YR PRCL CK

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0470/0078	1/08/2003	WD	U	V		50,000
GRANTOR: LIVE OAK TRUST						
GRANTEE: WILLIAMS JOHN DOUGL						
0344/0856	2/04/1999	QC	U	V		100
GRANTOR: LIVE OAK TRUST						
GRANTEE:						

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	000000	C	VAC RES	0			80.00	242.00	1.00	LT		1.00	1.00	1.00	25,500.00	25,500.00	25,500							

REVIEW DATE 04/12/2019 BY MMSS Total Acres: 0.44 Total Land Value: 25,500 Market: 0 Agricultural: 0 Common: 25,500 PRINTED 04/22/2026 BY SYS