SOPCHOPPY RIVER DEVELOPMENT
LOT 20
OR 35 P 259 OR 349 P 285

MORGAN MATTHEW/MORGAN TARA
163 PERSIMMON ROAD
SOPCHOPPY, FL 32358

2024

34-4S-03W-043-00480-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC RES / WXFOBS	
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

62 FONIGAN RD, SOPCHOPPY

BLD DATE	05/06/2019 MMSS	LGL DATE	05/06/2019 MMSS
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	1,355
TOTAL LAND VALUE - MARKET	25,500
TOTAL MARKET VALUE	26,855
SOH/AGL Deduction	8,030
ASSESSED VALUE	18,825
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	18,825
TOTAL JUST VALUE	26,855
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	21,373

5 YR PRCL CK, N/C

5 YR PRCL CH, N/C

WD UTL BLDG 12X12

CHG CODE XFOB LN 4, NOTE: CABIN IS A 2 STORY

PERMIT NUM	DESCRIPTION	AMT	ISSUED
025092	ELECT	0	05/07/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1182/0324	11/30/2020	WD	Q	V	01	15,400
GRANTOR: MCGILL JIM						
GRANTEE: MORGAN MATTHEW & TA						
0349/0285	3/30/1999	WD	Q	V		16,000
GRANTOR: MCGILL JIM						
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
1	0060	DECK WOOD	0	0	22	6	132.00	SF	5.00	5.00	100	1998	1998	3	20	132	
2	0060	DECK WOOD	0	0	10	6	60.00	SF	5.00	5.00	100	1988	1988	3	20	60	
3	0630	METAL UTL	0	0	24	12	288.00	SF	8.00	8.00	100	2002	2002	3	20	461	
4	0615	2 STORY UT	0	0	12	12	288.00	SF	10.00	10.00	100	2002	2002	3	20	576	
5	0375	WOOD WALK	0	0	21	2	42.00	SF	15.00	15.00	100	1988	1988	3	20	126	

LAND DESCRIPTION

TOTAL OB/XF 1,355

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	000005	C	VAC SOP RIVE	0			80.00	248.00	1.00	LT		1.00	1.00	1.00	25,500.00	25,500.00	25,500							

REVIEW DATE 05/06/2019 BY MMSS Total Acres: 0.46 Total Land Value: 25,500 Market: 0 Agricultural: 0 Common: 25,500 PRINTED 04/22/2026 BY SYS