

SOPCHOPPY RIVER ESTATES  
 BLOCK A TRACT 8-A  
 OR 55 P 535 & OR 84 P 924

TEFFT GREGORY SCOTT JR  
 1207 MCKINLEY AVE  
 LEHIGH ACRES, FL 33972

2024

34-4S-03W-053-00490-000



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 0 TOTAL LAND VALUE - MARKET 28,000 TOTAL MARKET VALUE 28,000 SOH/AGL Deduction 15,295 ASSESSED VALUE 12,705 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 12,705 TOTAL JUST VALUE 28,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 28,000 5 YR PRCL CK, N/C 5 YR PRCL CH, N/C 5 YR PRCL CH, N/C CORRECT LAND VAL FOR EQUITY PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE Q U V I RSN CD SALE PRICE 1238/0832 2/22/2021 QC U V 11 100 GRANTOR: LIPPKE MICHAEL P TRUS GRANTEE: TEFFT GREGORY SCOTT 0785/0113 12/23/2008 WD Q V 01 100 GRANTOR: LIPPKE MICHAEL P GRANTEE: LIPPKE MICHAEL P TR									
DOR CODE 0000 VACANT RESIDENTIAL																											
MAP NUM 5 MKT AREA 02																											
NEIGHBORHOOD/LOC 53.100 1.00/																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																						
TOTALS																											
EXTRA FEATURES						PARSON'S LN, SOPCHOPPY																					
L N	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											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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			0.00	0.00	1.40	AC		1.00	1.00	1.00	20,000.00	20,000.00	28,000										

REVIEW DATE 05/02/2019 BY MMSS Total Acres: 1.40 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 04/22/2026 BY SYS																								
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