

SOPCHOPPY RIVER ESTATES  
 BLOCK A TRACT 23-A  
 OR 55 P 535 & OR 84 P 924

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

2024

34-4S-03W-053-00491-000



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 23,400 TOTAL MARKET VALUE 23,400 SOH/AGL Deduction 12,782 ASSESSED VALUE 10,618 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 10,618 TOTAL JUST VALUE 23,400 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 23,400 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 INST Q U V I RSN CD SALE PRICE 1238/0832 2/22/2021 QC U I 11 100 GRANTOR: LIPPKE MICHAEL P TRUS GRANTEE: TEFFT GREGORY SCOTT 0785/0111 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															PARSON'S LN, SOPCHOPPY										BLD DATE	LGL DATE	05/02/2019	MMSS
EXTRA FEATURES																									XF DATE	LAND DATE		
																									INC DATE	AG DATE		
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														
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	1.17	AC		1.00	1.00	1.00	20,000.00	20,000.00	23,400							