SOPCHOPPY RIVER ESTATES
ALSO IN SEC 35-4S-3W
BLOCK A TRACT 26-A

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

2024

34-4S-03W-053-00492-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

PARSON'S LN, SOPCHOPPY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/02/2019 MMSS
INC DATE		AG DATE	

WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	38,400
TOTAL MARKET VALUE	38,400
SOH/AGL Deduction	20,976
ASSESSED VALUE	17,424
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	17,424
TOTAL JUST VALUE	38,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,400

5 YR PRCL CK, N/C
5 YR PRCL CH, N/C
5 YR PRLC 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	V	11	100
GRANTOR: LIPPKE MICHAEL P TRUS						
GRANTEE: TEFFT GREGORY SCOTT						
0785/0112	12/23/2008	WD	Q	V	01	100
GRANTOR: LIPPKE MICHAEL P						
GRANTEE: LIPPKE MICHAEL P TR						

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			0.00	0.00	1.92	AC		1.00	1.00	1.00	20,000.00	20,000.00	38,400							

REVIEW DATE 05/02/2019 BY MMSS Total Acres: 1.92 Total Land Value: 38,400 Market: 0 Agricultural: 0 Common: 38,400 PRINTED 04/22/2026 BY SYS