SOPCHOPPY RIVER ESTATES
BLK A LOT 53
OR 144 P 45 OR 192 P 846

LAWRENCE ERICA A
105 BROWN DONALDSON RD
CRAWFORDVILLE, FL 32327

2024

34-4S-03W-053-00531-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC RES / WXFOBS	
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					

246 MT BEASOR RD, SOPCHOPPY

MARKET ADJUSTMENTS

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

BLD DATE		LGL DATE	
XF DATE	04/12/2019 MMSS	LAND DATE	04/12/2019 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	1,452
TOTAL LAND VALUE - MARKET	20,000
TOTAL MARKET VALUE	21,452
SOH/AGL Deduction	0
ASSESSED VALUE	21,452
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	21,452
TOTAL JUST VALUE	21,452
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	26,094

COA PER NCOA REPORT

MM 5YR CK, CHG XFOB CODE 1050 TO 0620 PER JS 9/14/

5 YR PRCL CK, N/C

5 YR PRCL CH, N/C

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001077	ELECTRICAL	0	11/06/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1343/0090	1/04/2024	WD	Q	I	01	62,500
GRANTOR: LUHN LAUREL A						
GRANTEE: LAWRENCE ERICA A						
1276/0669	8/01/2022	WD	Q	I	01	54,900
GRANTOR: CALHOUN BARRY D & MAB						
GRANTEE: LUHN DENNIS M & LAU						

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	0620	WOOD UTL B	0	0	16	12	192.00	SF	6.00	6.00	100	2002	2002	3	20	230	
2	0810	UNFINISH S	0	0	8	12	96.00	SF	19.00	19.00	100	2002	2002	3	59	1,076	
3	0360	BOATDOCK F	0	0	6	6	36.00	SF	15.00	15.00	100	2006	2006	3	27	146	

LAND DESCRIPTION

TOTAL OB/XF 1,452

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	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

REVIEW DATE 09/14/2023 BY MMAW Total Acres: 0.00 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 04/08/2026 BY SYS