

SOPCHOPPY RIVER ESTATES
ALSO IN SEC 35-4S-3W
BLOCK A LOTS 54 & 55

MARIANNE A TRUSSELL TRUST/TRUSSELL MARIANNE A AS T
2069 WEDGEWOOD DR
TALLAHASSEE, FL 32317

2024

34-4S-03W-053-00532-000



| 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 Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 1,480 TOTAL LAND VALUE - MARKET 40,000 TOTAL MARKET VALUE 41,480 SOH/AGL Deduction 0 ASSESSED VALUE 41,480 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 41,480 TOTAL JUST VALUE 41,480 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 41,560 | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | 5 YR PRCL CK, N/C DONALD L TRUSSELL DOD 3-12-2016 OR 1033 P 653 CORRECT ZIP CODE PER OWNER CALLED IN 5 YR PRCL CH, PU XFOB LN 3 | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | <table border="1"> <thead> <tr> <th>PERMIT NUM</th> <th>DESCRIPTION</th> <th>AMT</th> <th>ISSUED</th> </tr> </thead> <tbody> <tr> <td>024267</td> <td>ELECT</td> <td>0</td> <td>11/06/1999</td> </tr> </tbody> </table> | | | | | | | | | | PERMIT NUM | DESCRIPTION | AMT | ISSUED | 024267 | ELECT | 0 | 11/06/1999 | | | | | | |
| PERMIT NUM | DESCRIPTION | AMT | ISSUED | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 024267 | ELECT | 0 | 11/06/1999 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1033/0661</td> <td>5/03/2017</td> <td>QC U</td> <td>V</td> <td>V</td> <td>11</td> <td>100</td> </tr> </tbody> </table> GRANTOR: TRUSSELL MARIANNE A GRANTEE: TRUSSELL MARIANNE A 0959/0617 1/12/2015 QC U V 30 100 GRANTOR: TRUSSELL DONALD LEE GRANTEE: TRUSSELL DONALD LEE | | | | | | | | | | OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE | 1033/0661 | 5/03/2017 | QC U | V | V | 11 | 100 |
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1033/0661 | 5/03/2017 | QC U | V | V | 11 | 100 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | BUILDING NOTES | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | BUILDING DIMENSIONS | | | | | | | | | | | | | | | | | | | | | | | |
| TOTALS EXTRA FEATURES 252 MT BEASOR RD, SOPCHOPPY | | | | | | | | | | BLD DATE 04/12/2019 MMSS XF DATE INC DATE LGL DATE 04/12/2019 MMSS LAND 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 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 | 0420 | CABANA AVE | 0 | 0 | 16 | 12 | 192.00 | SF | 25.00 | 25.00 | 100 | 2002 | 2002 | 3 | 20 | 960 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 | 0360 | BOATDOCK F | 0 | 0 | 13 | 8 | 104.00 | SF | 15.00 | 15.00 | 100 | 2002 | 2002 | 3 | 20 | 312 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3 | 0060 | DECK WOOD | 0 | 0 | 16 | 4 | 64.00 | SF | 5.00 | 5.00 | 100 | 2011 | 2011 | 3 | 65 | 208 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | TOTAL OB/XF 1,480 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH 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 | 2.00 | LT | | 1.00 | 1.00 | 1.00 | 20,000.00 | 20,000.00 | 40,000 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| REVIEW DATE 04/12/2019 BY MMSS Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 04/08/2026 BY SYS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |