

SOPCHOPPY RIVER ESTATES
 BLOCK B TRACT 30-A
 OR 46 P 378 OR 1361 P 320

SMITH CHARLES W/SMITH ELIZABETH R
 P O BOX 523
 SOPCHOPPY, FL 32358

2024

34-4S-03W-053-00535-000



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 120 TOTAL LAND VALUE - MARKET 26,460 TOTAL MARKET VALUE 26,580 SOH/AGL Deduction 0 ASSESSED VALUE 26,580 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 26,580 TOTAL JUST VALUE 26,580 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 26,580 5 YR PRCL CH, DEL XFOB LN 2 5 YR PRCL CH, N/C DEMO MH & PU IN XFOB (LN 2) AS SALVAGE PER BH DIMENS & SF XFOB LN 1 PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 1361/0320 5/22/2024 QC U I 14 100 GRANTOR: SMITH CHARLES W GRANTEE: PORTER TINA MECHELL BUILDING NOTES BUILDING DIMENSIONS									
DOR CODE 0700 MISCELLANEOUS							TOTALS										BLD DATE 06/23/2010 MMSR LGL DATE XF DATE 05/09/2019 MMAK LAND DATE 05/09/2019 MMAK INC DATE											
MAP NUM 5 MKT AREA 02							30 PERSIMMON RD, SOPCHOPPY																					
NEIGHBORHOOD/LOC 53.00 1.00/																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																							
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	0620	WOOD UTL B	0 0	10 10	100.00	SF	6.00	6.00	100	1991	1991	3	20	120														

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000700	C	MISC RES	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
2	000000	C	VAC RES	0			0.00	0.00	3.41	AC		1.00	1.00	1.00	6,000.00	6,000.00	20,460							