SOPCHOPPY RIVER ESTATES
BLOCK C TRACT 7-A
OR 31 P 399

COZAFIBO TRUST/CLARK JONATHAN TRUSTEE
7505 SANTA ROSA PKWY
FORT PIERCE, FL 34951

2024

34-4S-03W-053-00544-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT RESIDENTIAL	
MAP NUM	5	MKT AREA	02
NEIGHBORHOOD/LOC	53.00	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

PERSIMMON RD, SOPCHOPPY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	10/04/2018 MMJT
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	40,928
TOTAL MARKET VALUE	40,928
SOH/AGL Deduction	5,971
ASSESSED VALUE	34,957
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	34,957
TOTAL JUST VALUE	40,928
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	40,927

5 YR PRCL CK NC MM
5 YR PRCL CK, N/C
5 YR PRCL CH, N/C
5 YR PRCL CH, N/C

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1234/0570	10/20/2021	WD	Q	V	01	35,000
GRANTOR: FREEDOM LOTS USA LLC						
GRANTEE: CLARK JONATHAN TRUS						
1229/0715	9/24/2021	WD	Q	V	01	20,000
GRANTOR: THOMPSON CHRISTOPHER						
GRANTEE: FREEDOM LOTS USA LL						

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	3.21	AC		1.00	1.00	1.50	8,500.00	12,750.00	40,928							

REVIEW DATE 12/19/2022 BY MMLW Total Acres: 3.21 Total Land Value: 40,928 Market: 0 Agricultural: 0 Common: 40,928 PRINTED 04/08/2026 BY SYS