SOPCHOPPY RIVER ESTATES
ALSO IN SEC 35 AND SEC 2
PARCELS 4, 5 & 6

KIPER TED/KIPER EVELYN L
94 GULF BREEZE DR
CRAWFORDVILLE, FL 32327

2024

34-4S-03W-053-00557-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Foundation	07	PIER BLOCK 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Units		0 100
Condition Adj	12	AVERAGE 100
Quality	03	AVERAGE
DOR CODE	0200	MOBILE HOME

MAP NUM: 5 | MKT AREA: 02

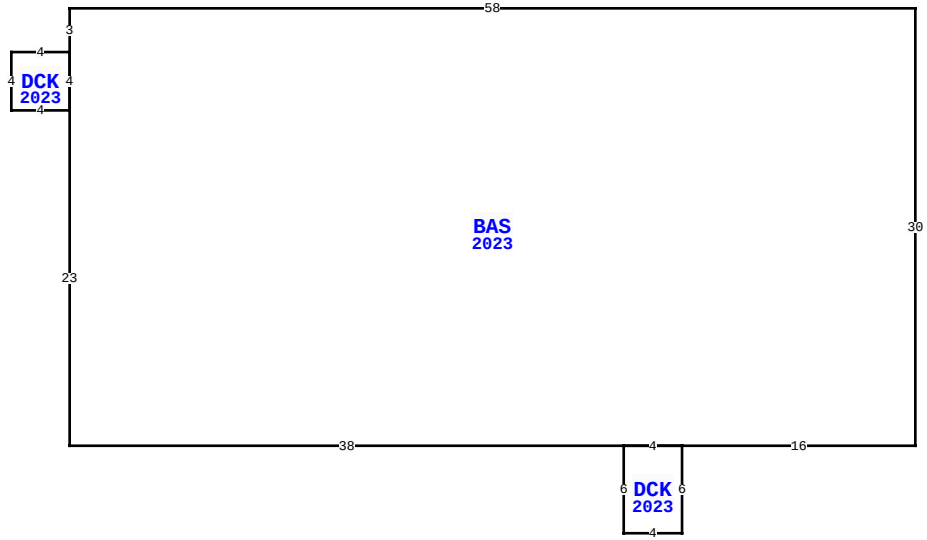
NEIGHBORHOOD/LOC: 53.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,740	100	2023	1,740	127,719
DCK	16	10	2023	2	147
DCK	24	10	2023	2	147
TOTALS	1,780			1,744	128,013

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,744	107.0000	74.90	130,626	2023	2023	0	0	0	2.00	98.00

1 MOBILE HOM 0% - 2024 Heated Area: 1740 HX Base Yr



255 PERSIMMON RD, SOPCHOPPY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2019 MMSS
INC DATE		AG DATE	

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	0030	BARN,POLE	0	0	36	24	864.00	SF	9.00	9.00	100	2024	2022	AV	97	7,543	
2	0700	PORT BLDG	0	0	10	8	80.00	SF	0.00	0.00	100	2024	2023	AV	98	0	
3	0940	OPEN SHED	0	0	10	8	1.00	SF	4.00	4.00	100	2024	2023	AV	100	4	

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	128,013
TOTAL MARKET OB/XF VALUE	7,547
TOTAL LAND VALUE - MARKET	55,600
TOTAL MARKET VALUE	191,160
SOH/AGL Deduction	0
ASSESSED VALUE	191,160
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	191,160
TOTAL JUST VALUE	191,160
NCON VALUE	135,560
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	37,000

PRMT CK, CHG TRAV AS FUTURE PAPER, PU XFOB, CHG XF

FR PU NCON 08-09-2023

SPOKE W/ T KIPER - STILL NEED CORRECTED DEED

NO OWNERSHIP CHG. BAD LEGAL SEE SALE NOTES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23-000962	DECK-CC	0	09/07/2023
B23-000896	POLE BARN	0	08/02/2023
23000188	MH-CO	0	05/22/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1376/0287	9/03/2024	QC	U	I	11	100
GRANTOR: KIPER TED						
GRANTEE: KIPER TED						
1356/0373	4/03/2024	WD	P	I	98	100
GRANTOR: HOFFMAN NORRIS W						
GRANTEE: NORRIS WHEELER HOFF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=-30,-10] E58 S30 W16 W4 W38 N23 N4 N3 $
DCK=[YR=2023;ORIG=-34,-7] E4 S4 W4 N4 $
DCK=[YR=2023;ORIG=8,20] E4 S6 W4 N6 $
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LAND DESCRIPTION

TOTAL OB/XF 7,547

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	000201	C	MH	0			0.00	0.00	1.85	AC		1.00	1.00	1.00	20,000.00	20,000.00	37,000							
2	000005	C	VAC SOP RIVE	0					0.93	AC		1.00	1.00	1.00	20,000.00	20,000.00	18,600							

REVIEW DATE 07/12/2024 BY Nwatts Total Acres: 2.78 Total Land Value: 55,600 Market: 0 Agricultural: 0 Common: 55,600 PRINTED 04/08/2026 BY SYS