

ELEMENT		CD	CONSTRUCTION		
Foundation	01	WOOD	FRAME	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	30	VINYL	50		
Exterior Wall	30	VINYL	50		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	12	MODULAR	MT 100		
Interior Wall	05	DRYWALL	100		
Interior Floo	12	HARDWOOD	90		
Interior Floo	15	HARDTILE	10		
Heating Type	04	AIR DUCTED	100		
Air Condition	03	CENTRAL	100		
Bedrooms		2	100		
Bathrooms		1	100		
Story Height		0	100		
Stories	1.	1.	100		
Units		0	100		
Quality	02	BELOW AVERAGE			
DOR CODE	5000	IMPRVD AG RES			
MAP NUM	5	MKT AREA		02	
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	1996	1,560	103,171
FEP	50	80	2015	40	2,645
FOP	688	30	2007	206	13,624
UST	32	45	2007	14	926
TOTALS	2,330			1,820	120,366

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100% - 0		88.18	160,488	1998	1998		0	25.00	75.00
Heated Area: 1600			HX Base Yr								

WAKULLA COUNTY PROPERTY				PAGE 1 of 2	3	
VALUATION SUMMARY				STANDARD		
VALUATION BY		Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE		120,366				
TOTAL MARKET OB/XF VALUE		29,799				
TOTAL LAND VALUE - MARKET		157,350				
TOTAL MARKET VALUE		170,659				
SOH/AGL Deduction		83,093				
ASSESSED VALUE		87,566				
TOTAL EXEMPTION VALUE		HX HB VP 76,296				
BASE TAXABLE VALUE		11,270				
TOTAL JUST VALUE		307,515				
NCON VALUE		0				
INCOME VALUE						
PREVIOUS YEAR MKT VALUE		167,999				
R250169-CORRECT VP % EXEMPTION- 2024						
2022 AG RENEWAL RECD						
14 & 15, CHG RCVR						
5 YR PRCL CH, PU XFOB LN 12 & 13, DEL XFOB LN						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
19000048	SOLAR PANELS-CO	0	07/11/2019			
19000338	REROOF-CO	0	06/24/2019			
2012478	GENERATOR PRMT	0	07/19/2012			
2009649	CARPORT	0	07/31/2009			
019583	N/A	0	04/27/1995			
019269	N/A	0	02/03/1995			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1368/0183	6/25/2024	WD	U	I	14	100
GRANTOR: OWENS JOHN H						
GRANTEE: GREEN PATRICK JAMES						
0514/0789	11/26/2003	QC	U	I		100
GRANTOR: OWENS JOHN H & MARY B						
GRANTEE:						
BUILDING NOTES						
BUILDING DIMENSIONS						
FOP=[YR=2007] W60 S12 E38 N4 E8 S4 UST=[YR=2007] N4 W8 S4 E8 E14 BAS=[YR=1996] W60 S26 E55 FEP=[YR=2015] W10 S5 E10 N5 E5 N26 S12.						

EXTRA FEATURES		1957 CURTIS MILL RD, SOPCHOPPY														
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	0025	BARN, POLE	0	100	36	36			12.50	100	2019	2019	3	85	13,770	
2	0740	UNFINISH O	0	100	12	6			11.00	100	2002	2002	3	59	467	
3	0130	FIRE PLACE	0	100	0	0			1,300.00	100	2002	2002	3	59	767	
4	0211	CONCRETE W	0	100	51	3			6.00	100	2002	2002	3	20	184	
5	0520	WORK SHOP	0	100	34	16			12.00	100	1992	1992	3	20	1,306	
6	0055	PORTABLE C	0	100	24	24			3.00	100	2009	2009	3	39	674	
7	0620	WOOD UTL B	0	100	16	12			6.00	100	2002	2002	3	20	230	
8	0940	OPEN SHED	0	100	12	11			4.00	100	2002	2002	3	20	106	
9	0213	CONCRETE P	0	100	24	10			6.00	100	2004	2004	3	100	1,440	
10	0213	CONCRETE P	0	100	24	6			6.00	100	2009	2009	3	100	864	

TOTAL OB/XF												19,808												
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	000110	C	SFR RURAL	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,000							
2	005970	A	TIMBER MIX 1	0			0.00	0.00	15.98	AC		1.00	1.00	1.00	325.00	325.00	5,194							
3	005996	A	AG WETLAND	0			0.00	0.00	3.00	AC		1.00	1.00	1.00	100.00	100.00	300							

LAND DESCRIPTION		TOTAL OB/XF	
L N	USE CODE	CLAS	LAND USE DESCRIPTION



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										WAKULLA COUNTY PROPERTY																																	
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11	0620	WOOD UTL B	0 100	8	8	64.00	SF	6.00	6.00	100	1986	1986	3	20	77																																						
12	0030	BARN, POLE	0 100	36	36	1,296.00	SF	9.00	9.00	100	2019	2019	3	85	9,914																																						
13	1450	SOLAR PANE	0 100	0	0	51.00	UT	0.00	0.00	100	2019	2019	3	85	0																																						
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REVIEW DATE 08/29/2019 BY MMAK Total Acres: 19.98 Total Land Value: 20,494 Market: 142,350 Agricultural: 5,494 Common: 15,000 PRINTED 06/17/2026 BY SYS																																																					