

.85 ACRES AS DESCRIBED IN  
OR 1201 P 351 PARCEL A  
OR 1230 P 722

ANDREWS BRYAN/ANDREWS BRANDI  
5706 KILOWATT RD  
TALAHASSEE, FL 32305

2024

34-5S-03W-000-01243-002



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																							
																				<b>VALUATION BY</b> Tax Group: 3 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 17,600 <b>TOTAL LAND VALUE - MARKET</b> 170,000 <b>TOTAL MARKET VALUE</b> 187,600 SOH/AGL Deduction 0 <b>ASSESSED VALUE</b> 187,600 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 187,600 <b>TOTAL JUST VALUE</b> 187,600 <b>NCON VALUE</b> 17,600 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 170,000																									
																				FR PRMT CK PU XFOBS REMOVE AG CHG LAND VALUE TO \$75K PER TB S/O FROM 01243-000.																									
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TOTALS																				17 CHRISTY LN, SOPCHOPPY																									
<b>EXTRA FEATURES</b>																																													
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	0030	BARN, POLE	0	0	48	40	1,920.00	SF	9.00	9.00	100	2024	2023	AV	100	17,280																													
2	0940	OPEN SHED	0	0	8	10	80.00	SF	4.00	4.00	100	2024	2023	AV	100	320																													
<b>LAND DESCRIPTION</b>																																													
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	000100	C	SFR	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	170,000.00	170,000.00	170,000																												
<b>REVIEW DATE</b> 01/08/2024 <b>BY</b> FRLW <b>Total Acres:</b> 0.85 <b>Total Land Value:</b> 170,000 <b>Market:</b> 0 <b>Agricultural:</b> 0 <b>Common:</b> 170,000 <b>PRINTED 06/17/2026 BY SYS</b>																																													