

.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																					
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 17,600 TOTAL LAND VALUE - MARKET 170,000 TOTAL MARKET VALUE 187,600 SOH/AGL Deduction 0 ASSESSED VALUE 187,600 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 187,600 TOTAL JUST VALUE 187,600 NCON VALUE 17,600 INCOME VALUE PREVIOUS YEAR MKT VALUE 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																							
EXTRA FEATURES																																											
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																											
LAND DESCRIPTION																																											
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																										
REVIEW DATE 01/08/2024 BY FRLW Total Acres: 0.85 Total Land Value: 170,000 Market: 0 Agricultural: 0 Common: 170,000 PRINTED 04/08/2026 BY SYS																																											