P-13-1-M-22 2.14 AC
A PARCEL IN SW CORNER OF NE1/4
OF SEC-34 ON OCHLOCKONEE

VAUSE BOBBY C II/VAUSE BOBBY C II
1880 CURTIS MILL RD
SOPCHOPPY, FL 32358-1267

2024

34-5S-03W-000-01248-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2 100
Story Height		0 100
Stories	0	0 100
Units		0 100
Quality	03	AVERAGE
DOR CODE	0100	SINGLE FAMILY

MAP NUM: 5 | MKT AREA: 02

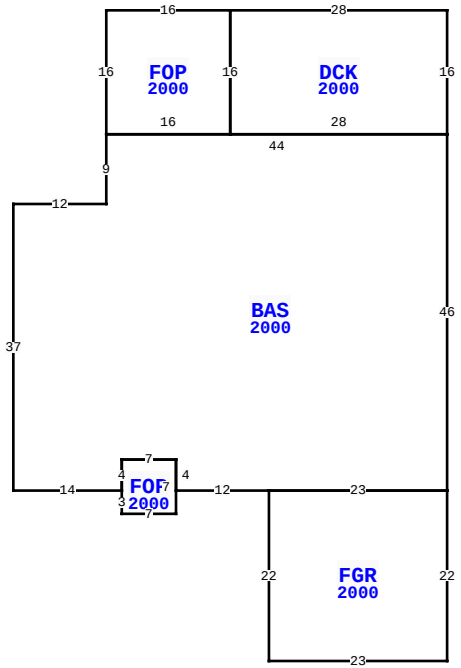
NEIGHBORHOOD/LOC: 000 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,440	100	2000	2,440	199,904
DCK	448	10	2000	45	3,687
FGR	506	50	2000	253	20,728
FOP	49	30	2000	15	1,229
FOP	256	30	2000	77	6,309
TOTALS	3,699			2,830	231,856

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,830	112.0000	106.40	301,112	2000	2000	0	0	0	23.00	77.00

1 SINGLE FAM 100% - 2001 Heated Area: 2440 HX Base Yr 2001



1880 CURTIS MILL RD, SOPCHOPPY

BLD DATE	08/30/2019 MMJT	LGL DATE	
XF DATE	08/30/2019 MMJT	LAND DATE	08/30/2019 MMJT
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	0620	WOOD UTL B	0	100	12	12	144.00	SF	6.00	6.00	100	2002	2002	3	20	173	
2	0140	FIRE PLACE	0	100	0	0	1.00	UT	1,900.00	1,900.00	100	2000	2000	3	57	1,083	

WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		231,856
TOTAL MARKET OB/XF VALUE		1,256
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		308,112
SOH/AGL Deduction		37,778
ASSESSED VALUE		270,334
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		220,334
TOTAL JUST VALUE		308,112
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		311,150

5 YR PRCL CH, N/C

5 YR PRCL CH, N/C

LAND CODE

5 YR PRCL CH, PU FNDN & FRME, CHG EXW, CHG

PERMIT NUM	DESCRIPTION	AMT	ISSUED
026662	N/A	0	06/13/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0928/0832	12/11/2013	CR	U	I	11	100
GRANTOR: VAUSE IDA LORINE AS T						
GRANTEE: VAUSE BOBBY C II						
0358/0480	7/22/1999	WD	Q	V		40,000
GRANTOR: VAUSE BOBBY C II						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2000] W28 FOP=[YR=2000] W16 S16 E16 N16 $ S16 E28 BAS=[YR=2000] W44 S9 W12 S37 E14 FOP=[YR=2000] N4 E7 S7 W7 N3 $ N4 E7 S4 E12 FGR=[YR=2000] S22 E23 N22 W23 $ E23 N46 $ N16 $.

LAND DESCRIPTION

TOTAL OB/XF 1,256

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	000132	C	SFR RIVER	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 08/30/2019 BY MMJT Total Acres: 2.14 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 04/08/2026 BY SYS